

96 ACRES AVAILABLE FOR SALE

I-94 & WADSWORTH ROAD

Wadsworth, IL | www.villageofwadsworth.org

HIGHLIGHTS:

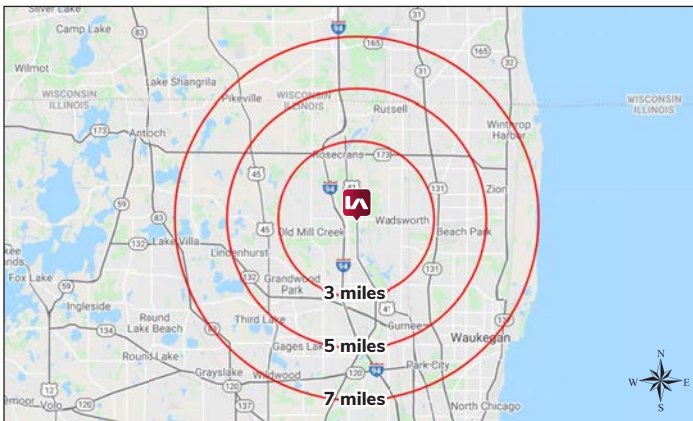
- ±96 Acre Assemblage
- Zoning Will Allow Commercial, Industrial, Retail, Mixed-Use, and Residential
- Full 4-Way Traffic Lit Intersection
- Across From Captain Porky's and The Shanty - Regional Restaurants

OPPORTUNITY IDENTIFICATION:

- Up to Four Residential Components as Part of Assemblage
- Setting For Corporate Office Campus, Residential Setting
- Hard Corner Retail Pad Available

TRAFFIC COUNTS

- Route 41: 31,700 VPD / Wadsworth Road: 11,300 VPD



	3 MILES	5 MILES	7 MILES
Estimated Population	15,109	86,718	218,442
Number of Households	5,628	31,833	79,732
Household Income (AVG)	\$111,430	\$104,634	\$95,212
Daytime Population	12,671	61,121	137,705

Click For Full Demographic Report

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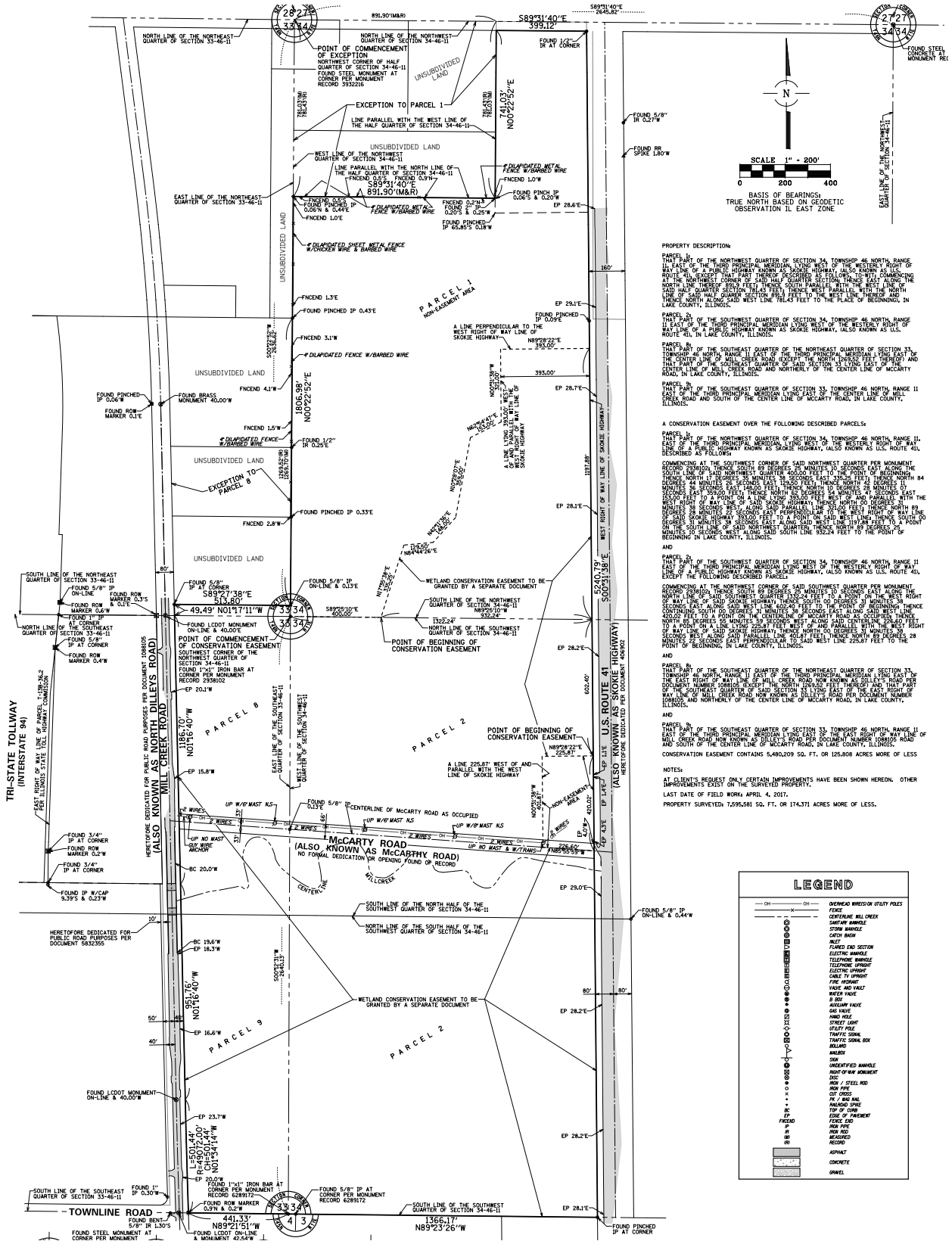


- = Wadsworth Investments
- = James & Marie Cowhey Investments
- = Laddie Investments
- = MNC Property Management

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PLAT OF SURVEY

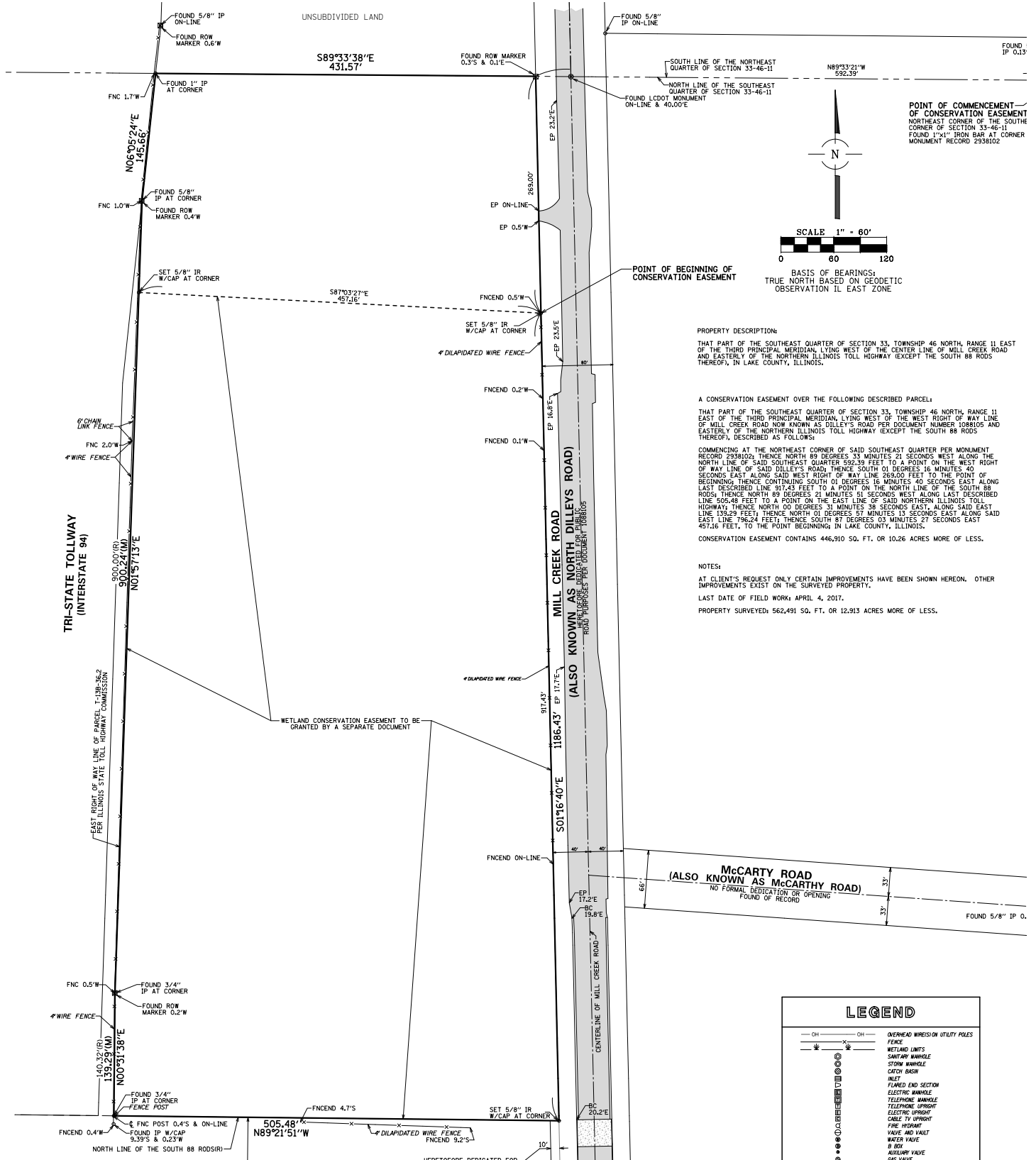


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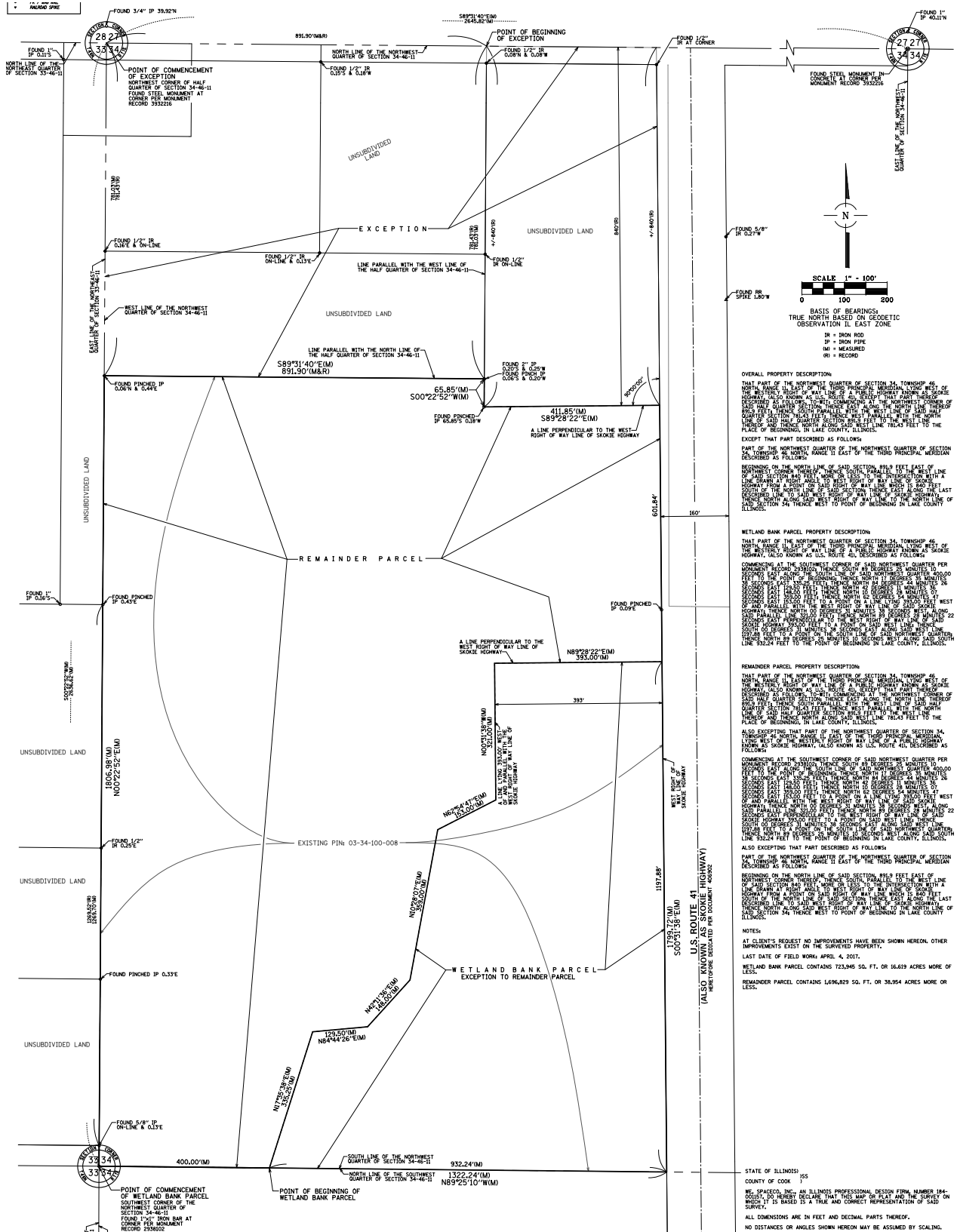
PLAT OF SURVEY 2



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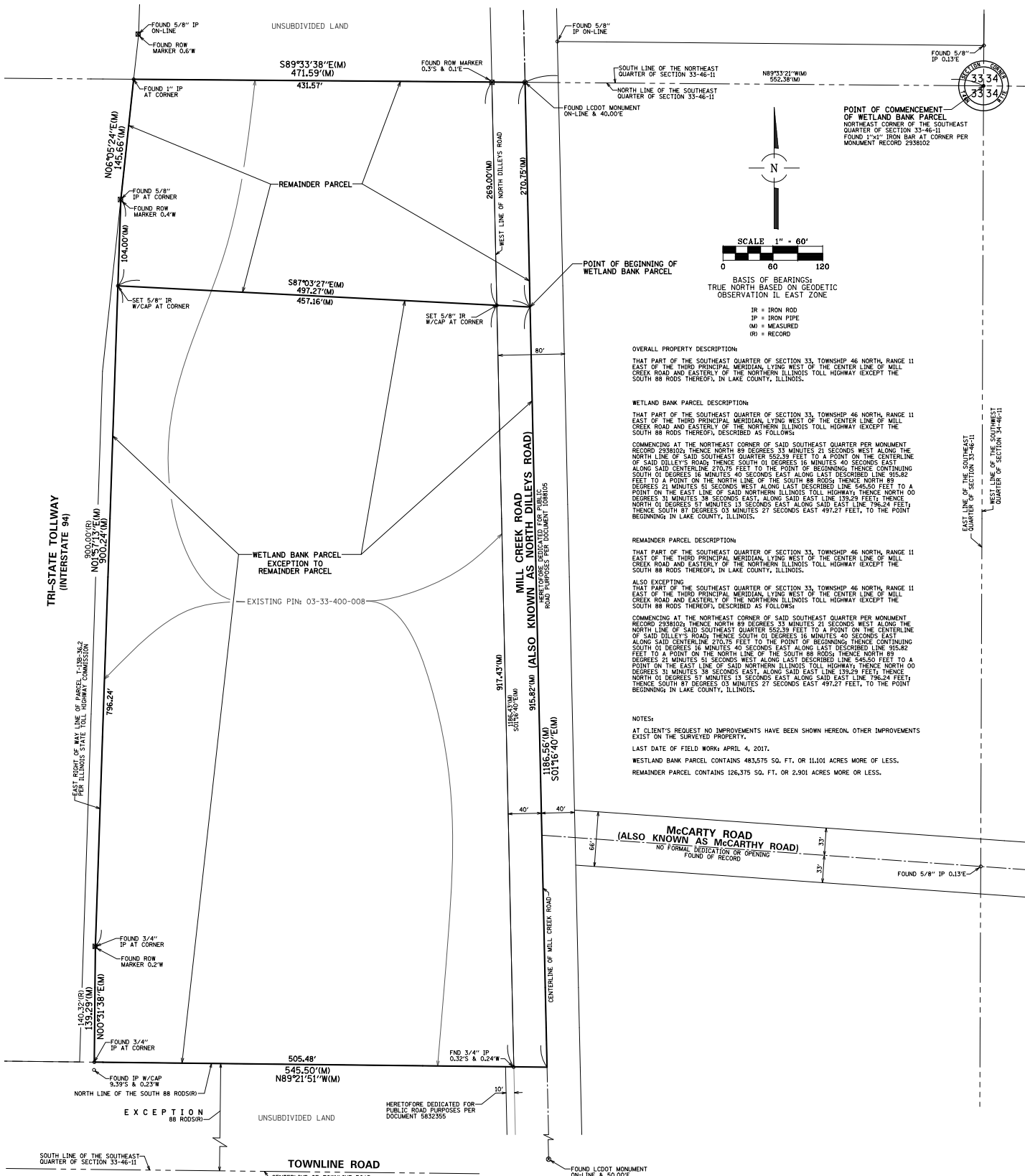
PLAT OF SURVEY 3



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PLAT OF SURVEY 4



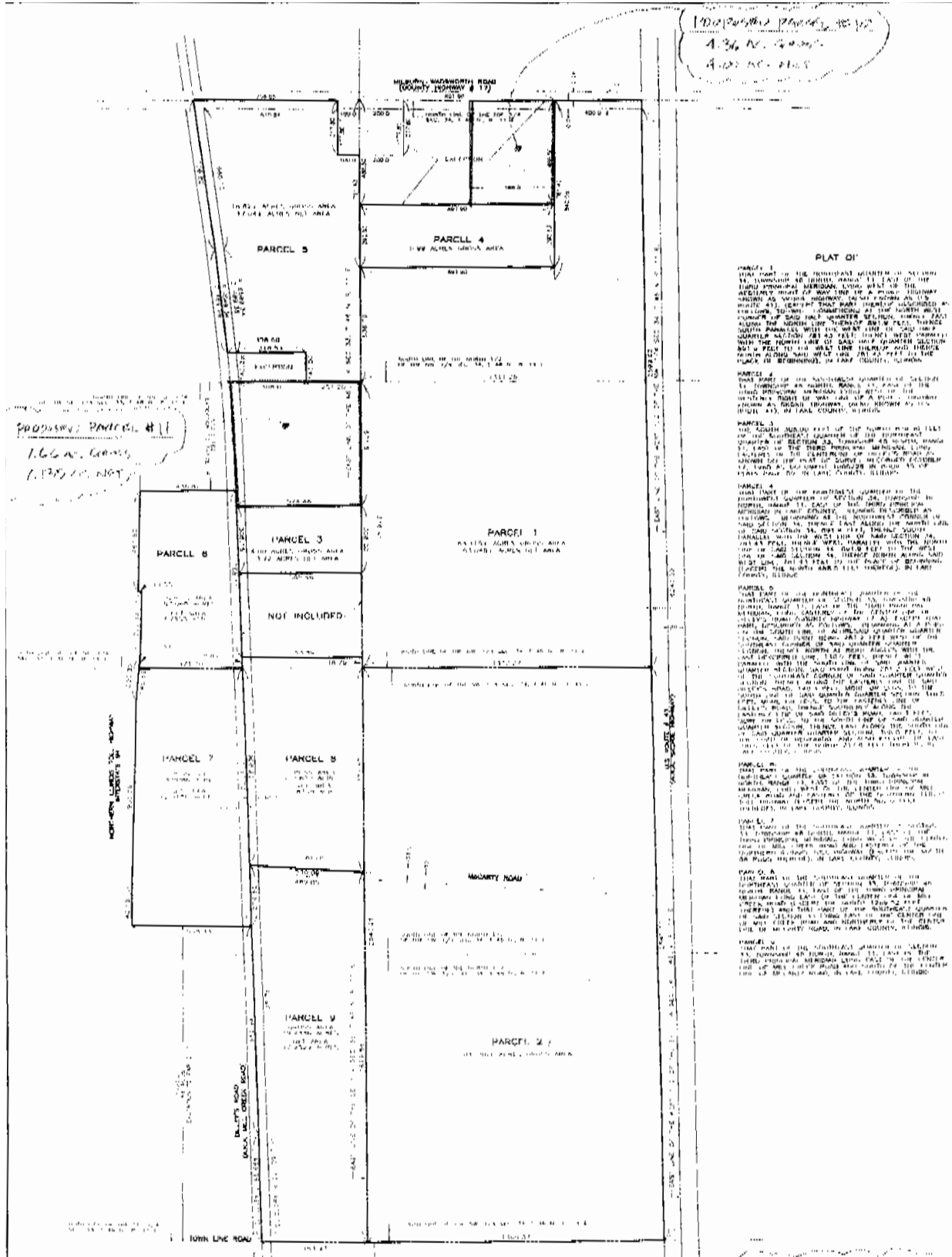
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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

CONSOLIDATED SURVEY

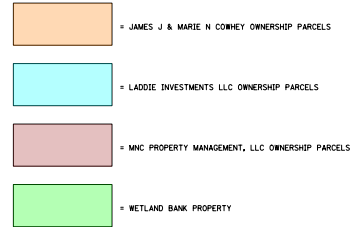


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OWNERSHIP EXHIBIT

POST WETLAND BANK



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ZONING

1.2 TITLE COMMITMENT

A copy of the was not available at the time of this report.

1.3 EXISTING SITE ZONING AND CODE INFORMATION

Village of Wadsworth

Parcel 1 & the north portion of Parcel 2 are shown within the Village of Wadsworth Village limits.

Village limits

Parcel #1 (63.42 acres - Fully within Village Limits)

Zoned Business "B"

Zone Suburban Estate "SE"

Parcel #2 (41.79 acres - Partially with Village Limits)

Zone Business "8"

Suburban Estate "SE"

Suburban Residential "SR"

The Village of Wadsworth adjacent properties on the east side of US Route 41 are zoned as Public Land "PL", and the properties on the north side of Wadsworth Road are zoned as Business "B".

The Village of Wadsworth Zoning Map is included in Tab 1.

Unincorporated Lake County

Parcel 2 (Southern Portion), 3, 4, 5, 6, 7, 8, 9, 10, & 11 are shown as within the Unincorporated Lake County limits.

Parcel #2 (40 ac - Partially within County Limits) - Agricultural "AG"

Parcel #3 (4.00 ac) - Estate "E"

Parcel #4 (5.99 ac) - Estate "E"

Parcel #5 (18.82 ac)-Agricultural "AG"

Parcel #6 (8.51 ac)-Agricultural "AG"

Parcel #7 (14.01 ac) -Agricultural "AG"

Parcel #8 (10.84 ac) - Agricultural "AG"

Parcel #9 (19.93 ac) -Agricultural "AG"

Parcel #10 (4.36 ac) - Estate "E"

Parcel #11 (7.66 ac) - Estate "E"

2.0 TOPOGRAPHIC SURVEY/ EXISTING CONDITIONS

An aerial topographic survey was completed for a portion of the site. The survey for the site was prepared by Surdex Corporation dated May 1990. The aerial topography covers Parcels 1, 2, 3, 4 (partial), 8, 9, 10, & 11. The aerial also provides elevation information along the entire frontage of US Route 41, $\pm 800'$ of Wadsworth Road, and $\pm 4,000'$ along Diley's Road. A copy of the aerial topographic survey is included in Tab 2.

Since Topography was not available at the time of this report for Parcels 4 (partial), 5, 6, and 7, the Lake County 2' topography maps were used to fill in missing topographic areas. The Lake County Topo Map is included in Tab 2.

A combined Topography Exhibit was created merging the aerial Topography and the Lake County topography.

The Combined Topography Exhibit can be found in Tab 2 of the report.

3.0 ROADWAY JURISDICTIONS

The property is located adjacent to several major roadways.

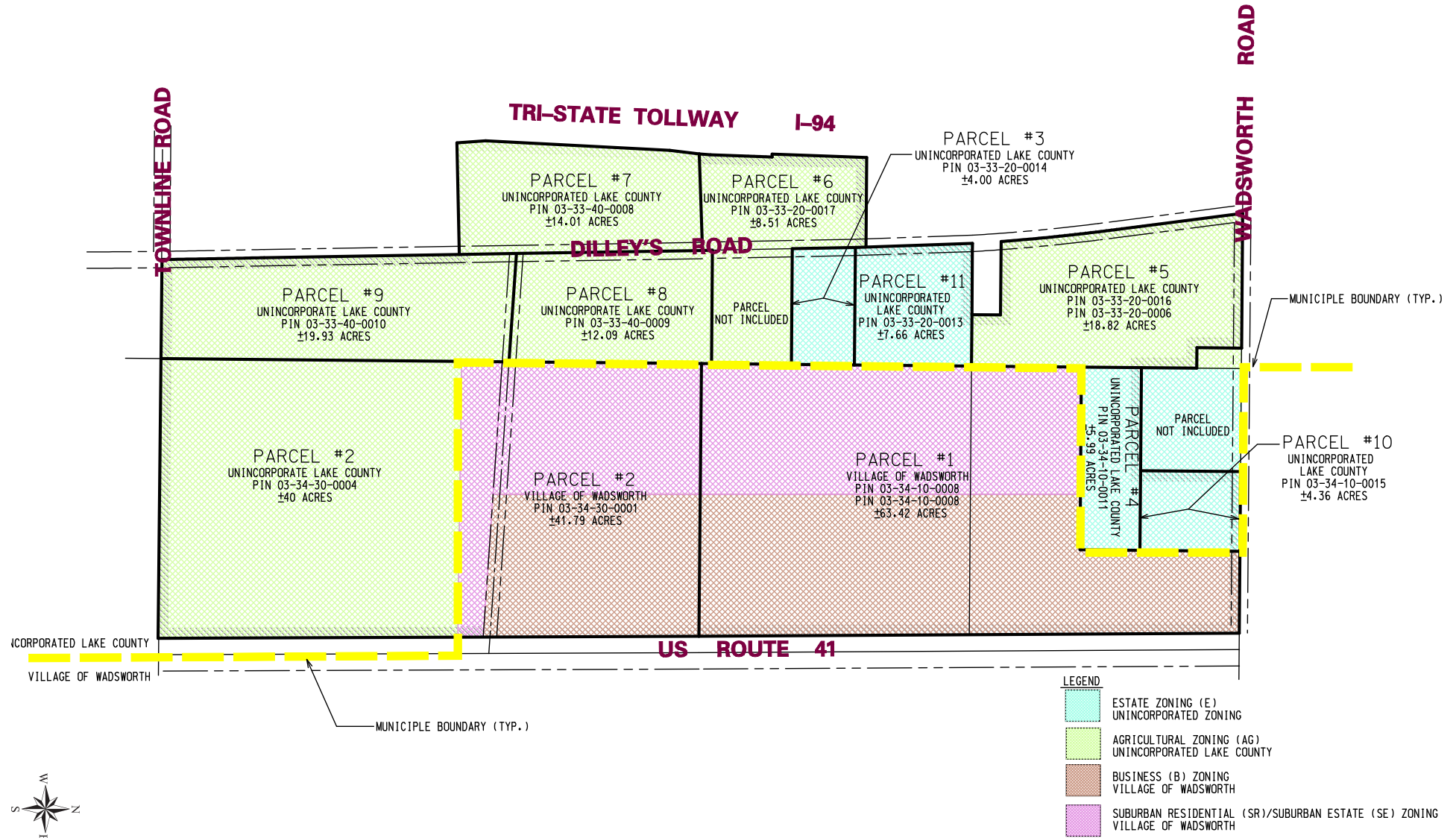
To the West of Parcels 6 & 7 is the Northern Illinois Tollway Interstate 94 (I-94), which is under the jurisdictions of the Illinois State Highway Tollway Authority (ISHTA).

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ZONING MAP

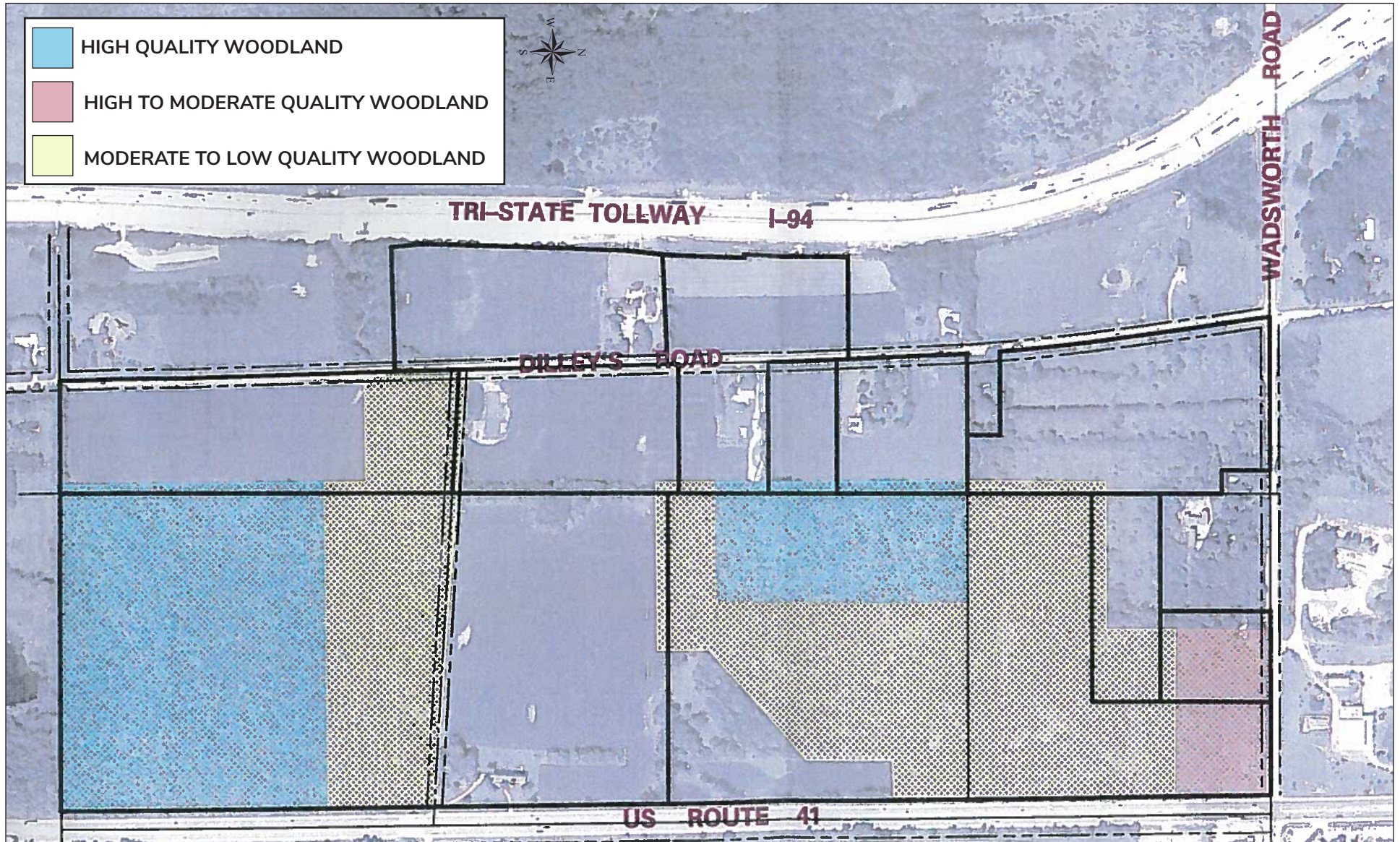


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TREE QUALITY EXHIBIT



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EXISTING WETLAND REPORT

