

FOR SALE · LAND OPPORTUNITY

SEALED-BID PUBLIC SALE · 105 ILCS 5/5-22

±71.323 ACRES · WILLOW SPRINGS, COOK COUNTY, ILLINOIS

One of the Last Large Developable Tracts Along the I-294 Corridor

8100 Willow Springs Road

±71.323

SURVEYED ACRES

3

PUBLIC FRONTAGES

Zone X

MINIMAL FLOOD HAZARD

No RECs

PHASE I ESA

SEALED BIDS DUE NOVEMBER 9, 2026

Rare Contiguous Scale

A 71-acre single-owner assemblage — a scale that rarely reaches the Cook County market.

Three Public Frontages

Direct access from 79th Street, Willow Springs Road, and German Church Road.

Utilities & Access

Municipal water and sanitary sewer available; I-294, I-55, and Metra nearby.

Clean Environmental Profile

Phase I ESA — no RECs; isolated 4.29-ac wetland; FEMA Zone X.

Sep 21, 2026

BOARD RESOLUTION

October 2026

INSPECTION DAYS

Nov 9, 2026

SEALED BIDS DUE

Request the Offering Memorandum & Register to Bid

Registered parties receive the Offering Memorandum, the Bidder Information Packet, all uniform written responses, and inspection scheduling. All inquiries in writing.

Moses E. Hall, CCIM · MoHall Commercial & Urban Development LLC

312-826-9925 · Moses@MoHallCommercialUD.com



OFFERED ON BEHALF OF THE OWNER

Board of Education · Lyons Township High School District 204



Offered by the Board of Education of Lyons Township High School District No. 204 by sealed-bid public sale pursuant to 105 ILCS 5/5-22 and the District's published Terms and Conditions of Sale, which govern. No offer will be solicited or entertained outside the public sale. Property offered "as is, where is," subject to all matters of record. Zoned NWSRC-PD, Village of Willow Springs; development requires discretionary Village approval and neither the District nor the Consultant warrants permissible uses. Information from sources deemed reliable but not guaranteed; purchasers must rely on their own independent investigation. MoHall Commercial & Urban Development LLC · Illinois Brokerage License 481.013037. Purchaser's broker compensation, if any, is the sole responsibility of the purchaser.