

**OFFERING MEMORANDUM**  
**150 Acre Development Site**

**40300 N GREEN BAY RD**

Beach Park, IL 60099

**PRESENTED BY:**

**DAVID COUPE**

O: 312.789.4866

david.coupe@svn.com

IL #471.016180

**ALBERT M. LINDEMAN**

O: 312.756.7352

lindemana@svn.com





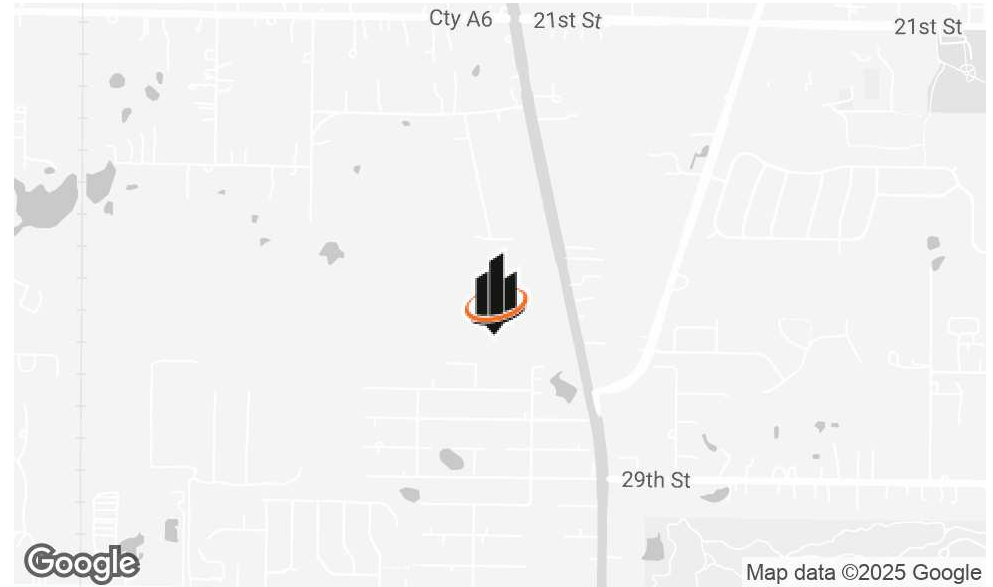
# Table of Contents

<b>3</b>	<b>PROPERTY INFORMATION</b>	<b>13</b>	<b>DEMOGRAPHICS</b>	
	Property Summary	4	Area Analytics	14
	Complete Highlights	5	Disclaimer	16
<b>6</b>	<b>LOCATION INFORMATION</b>			
	East Elevation Panorama	7		
	West Elevation	8		
	Retail Aerial	9		
	Topography Map	10		
	Wetlands Map	11		
	Zoning Map	12		



**SECTION 1**  
**Property  
Information**

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject to Offer
<b>LOT SIZE:</b>	153 Acres
<b>ZONING:</b>	R-2 & B-1
<b>TIF AVAILABLE:</b>	Yes
<b>TRAFFIC COUNT:</b>	11,000 VPD

## PROPERTY DESCRIPTION

Create a Prime Development with this exquisite 153 Acre property located in Beach Park. This 5-parcel site is Zoned R-2/PD and B-1 on Green Bay Road. The versatile zoning combination can facilitate both residential and commercial development. Most of this site resides within an existing TIF District. This Site is poised for multiple potential development scenarios, including Residential, Senior Housing, Medical Office, Retail, Multi-tenant industrial, and many more potential uses. It is strategically located between Waukegan and the Wisconsin Border in an area that desperately needs thousands of residential units for the massive economic expansion within a short 15-minute drive. Call David or AI today for more information on this Prime Development Opportunity.

# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Zoned R-2/PD & B-1
- Ideal for Mixed Residential and Commercial Development
- Surrounded by massive generational Economic Development
- Immediate unmet demand for Residential & Senior Housing
- Located within an existing TIF District
- Near Healthcare & Pharma - AbbVie, Abbott, & Several Hospitals
- Near Defense - Great Lakes Naval Station
- Near Manufacturing and Industrial Operations
- Near Retail & Tourism - Gurnee Mills and Six Flags
- Near Education & Workforce Training - College of Lake County
- Near Transportation & Logistics



N

173

173

31

131

29th St

W Major Ave

N Queen St

Warren St  
W Sheffield Ln

N Cambridge

SECTION 2

# Location Information

**EAST ELEVATION PANORAMA**



**150-ACRE DEVELOPMENT SITE** | 40300 N Green Bay Rd Beach Park, IL 60099

**SVN | CHICAGO COMMERCIAL** 7

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example purposes, and they may not represent current or future performance of the property. This document is for marketing purposes only, it is not an appraisal and SVN Chicago is not a licensed appraiser. You and your tax and legal advisers should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

**WEST ELEVATION**

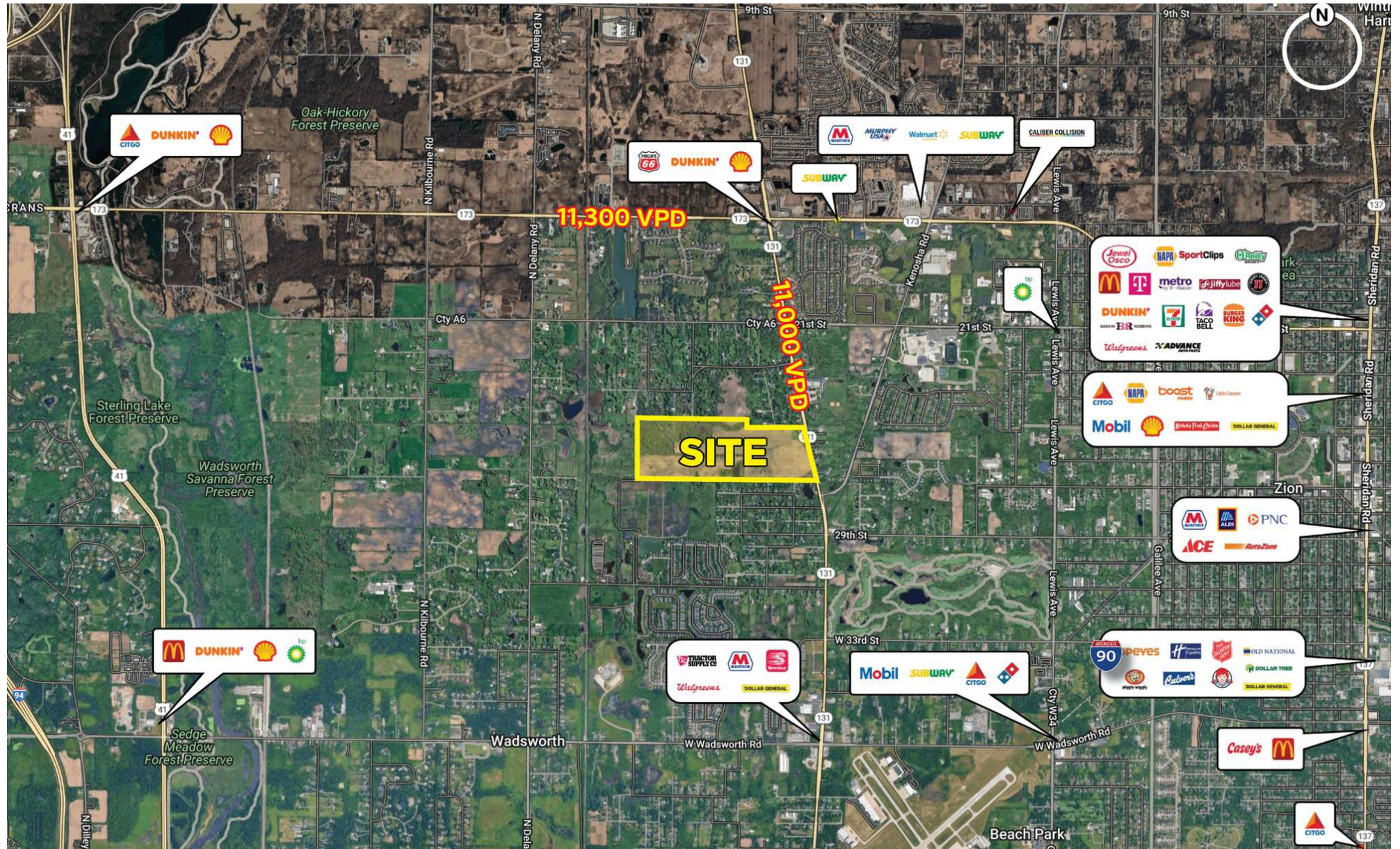


**150-ACRE DEVELOPMENT SITE** | 40300 N Green Bay Rd Beach Park, IL 60099

**SVN | CHICAGO COMMERCIAL** 8

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example purposes, and they may not represent current or future performance of the property. This document is for marketing purposes only, it is not an appraisal and SVN Chicago is not a licensed appraiser. You and your tax and legal advisers should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

# RETAIL AERIAL

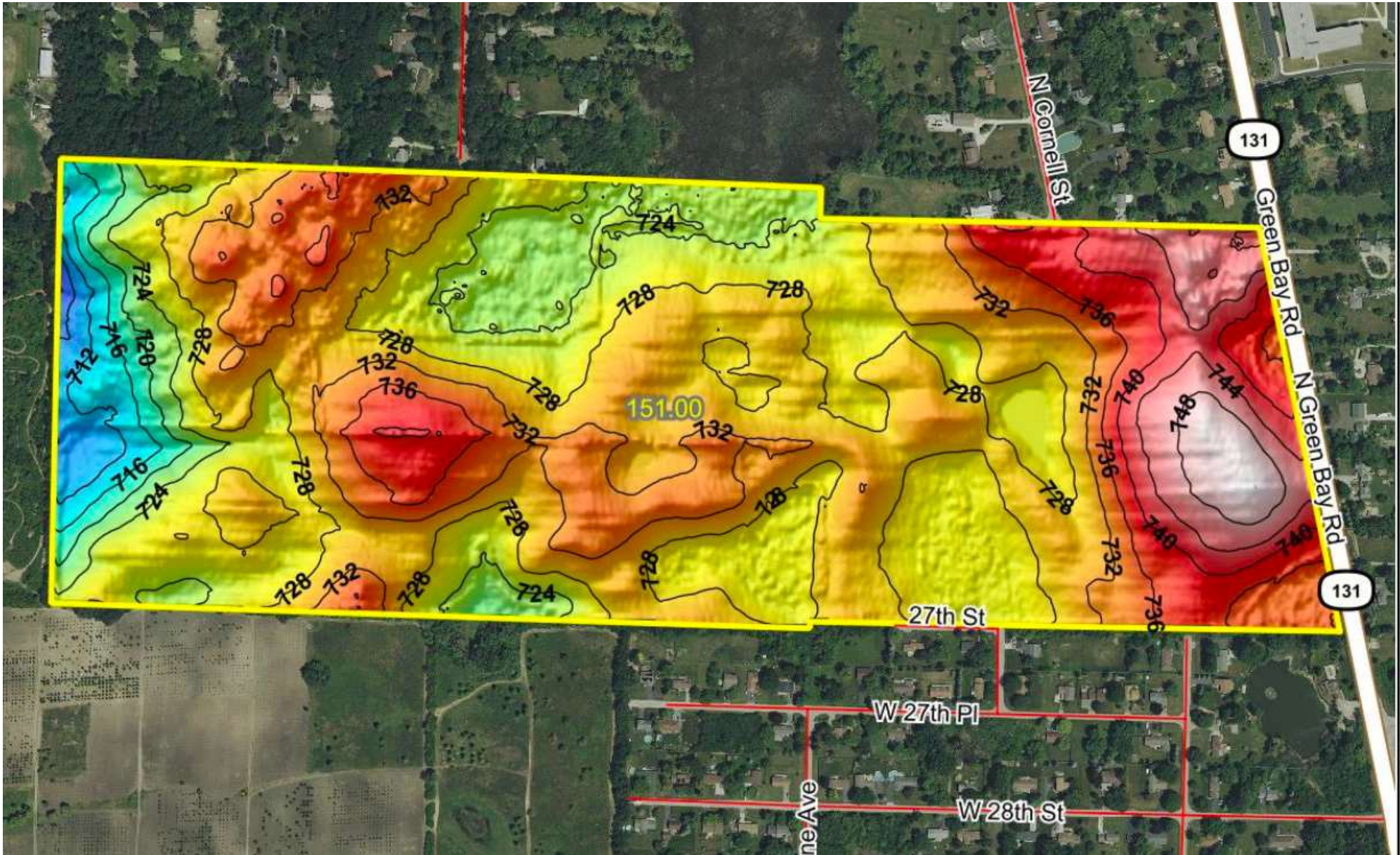


150-ACRE DEVELOPMENT SITE | 40300 N Green Bay Rd Beach Park, IL 60099

SVN | CHICAGO COMMERCIAL 9

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example purposes, and they may not represent current or future performance of the property. This document is for marketing purposes only, it is not an appraisal and SVN Chicago is not a licensed appraiser. You and your tax and legal advisers should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

# TOPOGRAPHY MAP

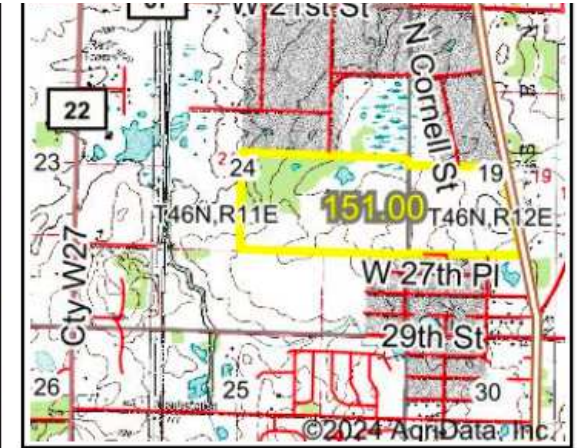
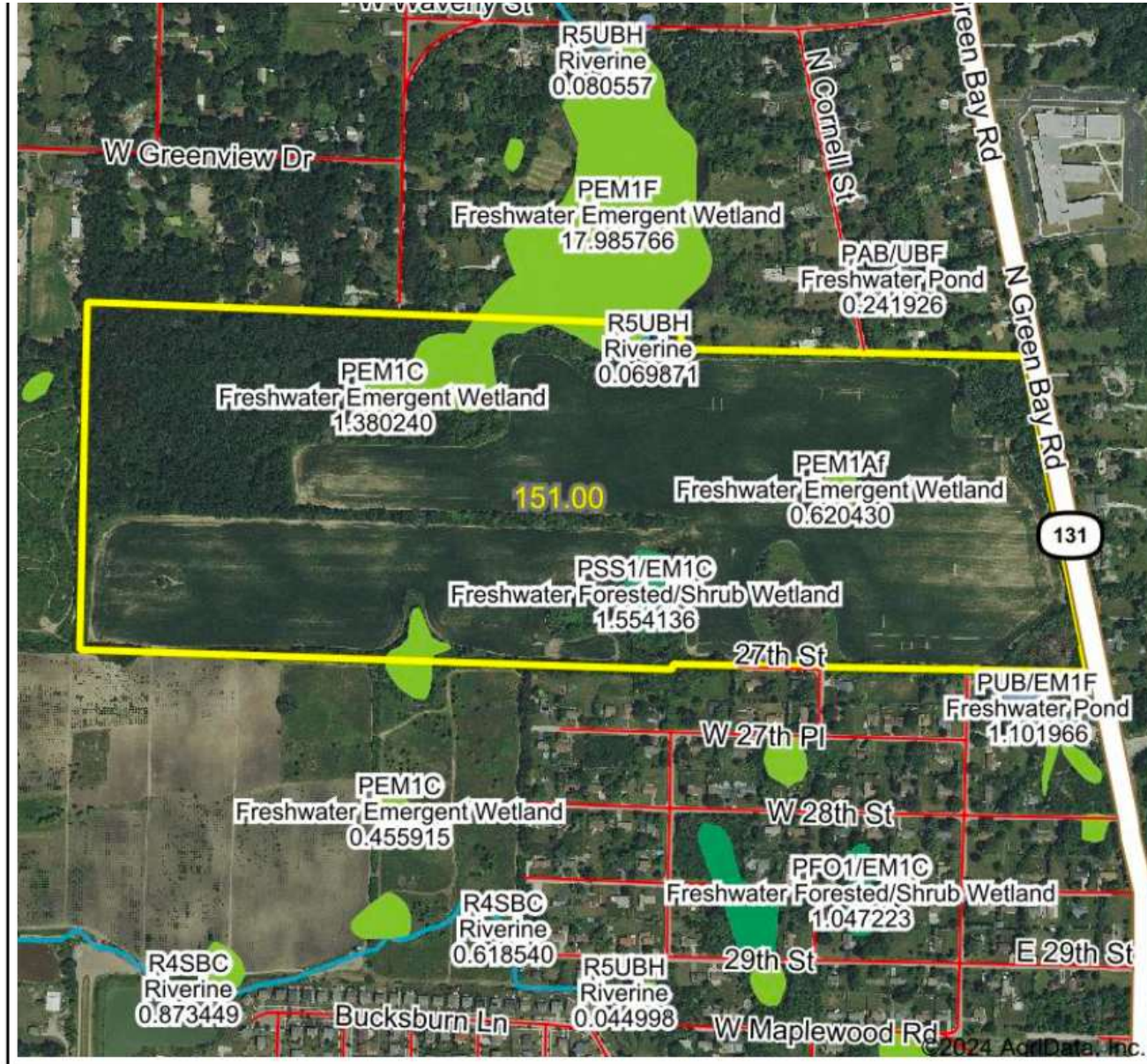


150-ACRE DEVELOPMENT SITE | 40300 N Green Bay Rd Beach Park, IL 60099

SVN | CHICAGO COMMERCIAL 10

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example purposes, and they may not represent current or future performance of the property. This document is for marketing purposes only, it is not an appraisal and SVN Chicago is not a licensed appraiser. You and your tax and legal advisers should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

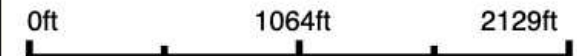
# WETLANDS MAP



State: **Illinois**  
 Location: **24-46N-11E**  
 County: **Lake**  
 Township: **Newport**  
 Date: **8/20/2024**



Maps Provided By:  
  
 © AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)

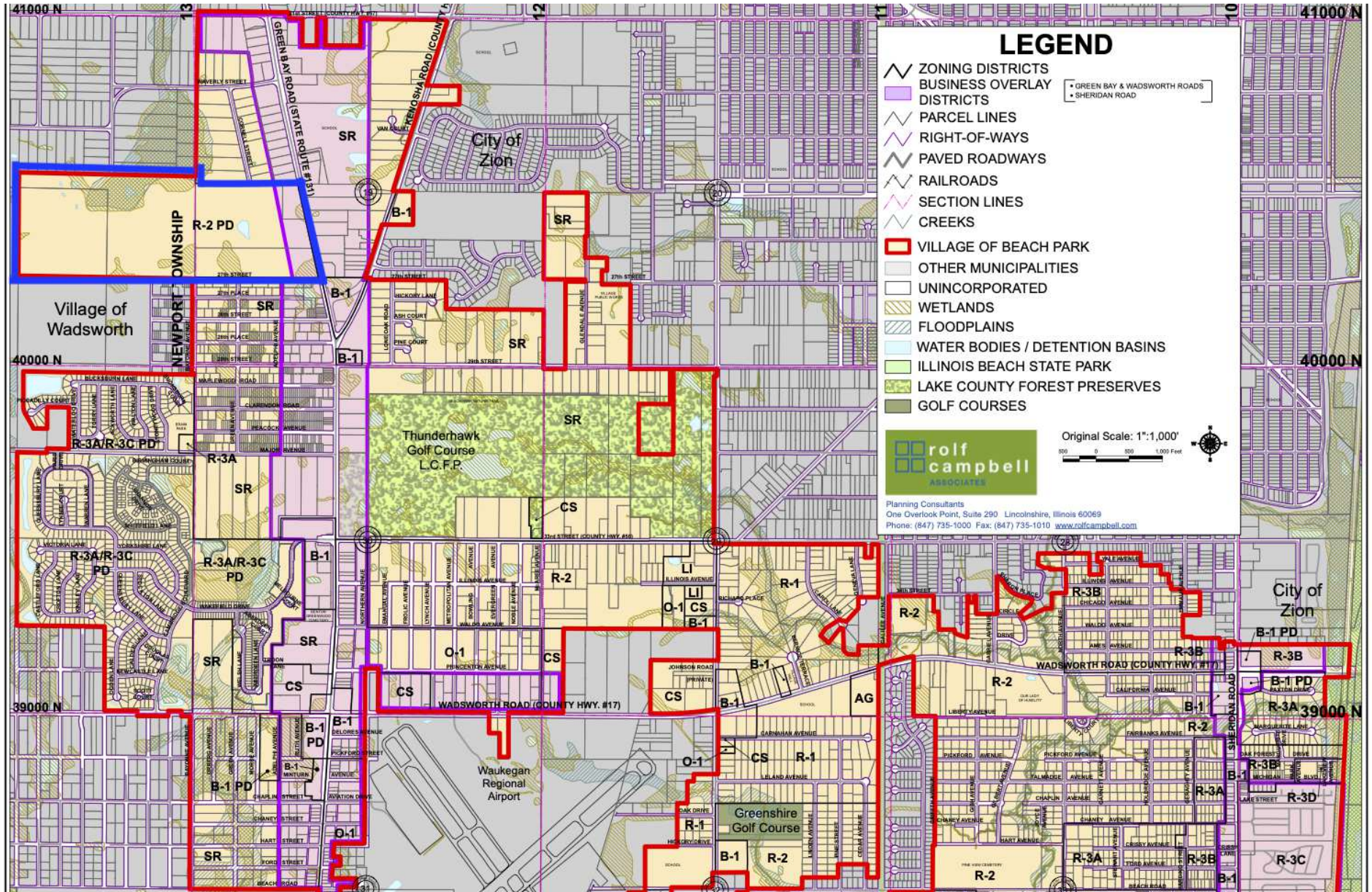


**150-ACRE DEVELOPMENT SITE** | 40300 N Green Bay Rd Beach Park, IL 60099

**SVN | CHICAGO COMMERCIAL** 11

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example purposes, and they may not represent current or future performance of the property. This document is for marketing purposes only, it is not an appraisal and SVN Chicago is not a licensed appraiser. You and your tax and legal advisers should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

# ZONING MAP



150-ACRE DEVELOPMENT SITE | 40300 N Green Bay Rd Beach Park, IL 60099

SVN | CHICAGO COMMERCIAL

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example purposes, and they may not represent current or future performance of the property. This document is for marketing purposes only, it is not an appraisal and SVN Chicago is not a licensed appraiser. You and your tax and legal advisers should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



173



**SECTION 3**  
**Demographics**



173

31

Ken

W Adams Rd

N Delany Rd

29th St

131

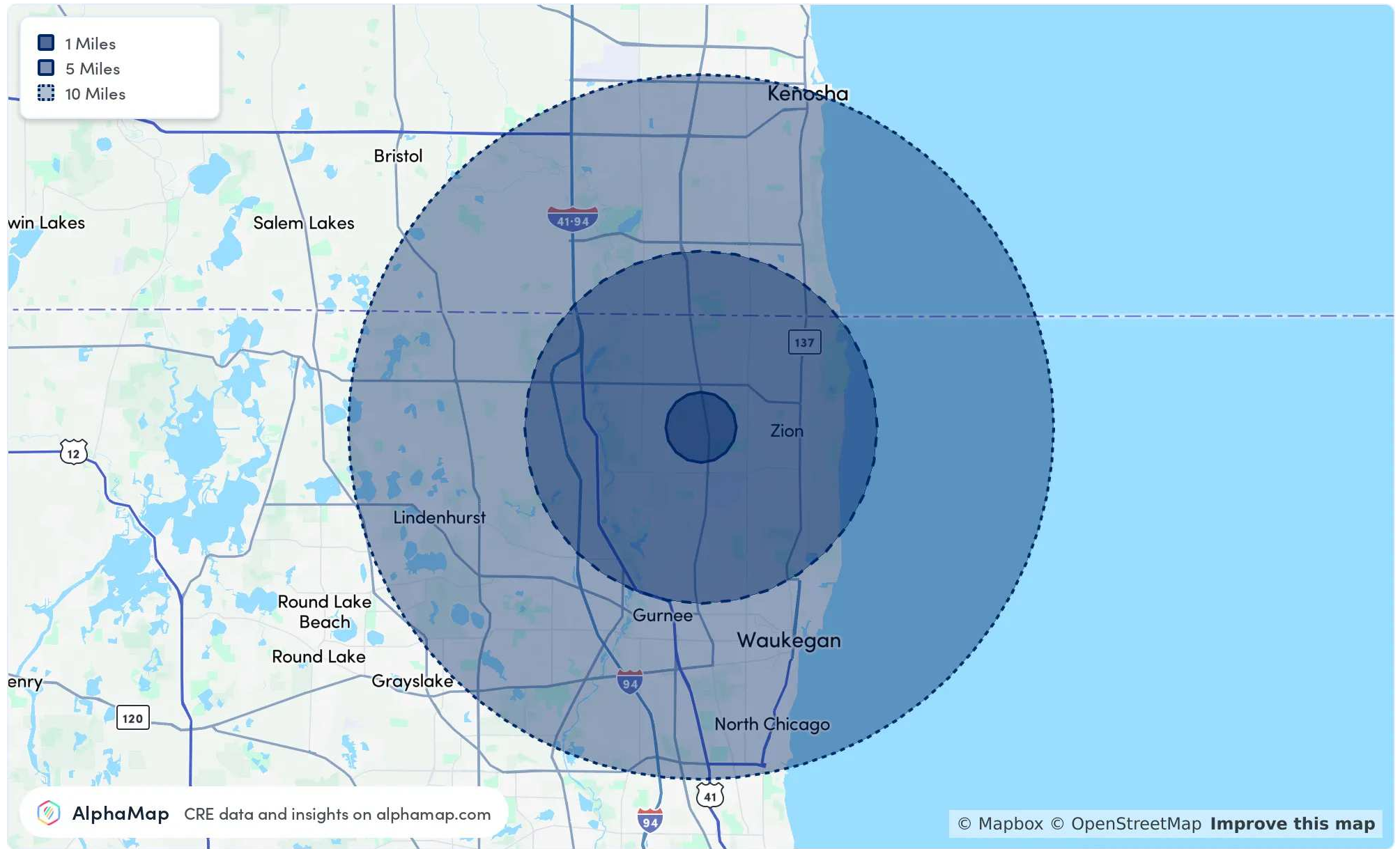
W Major Ave

Warren  
N Queensbr  
W Sheffield Ln

N Cambridge



# AREA ANALYTICS



150-ACRE DEVELOPMENT SITE | 40300 N Green Bay Rd Beach Park, IL 60099

SVN | CHICAGO COMMERCIAL 14

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example purposes, and they may not represent current or future performance of the property. This document is for marketing purposes only, it is not an appraisal and SVN Chicago is not a licensed appraiser. You and your tax and legal advisers should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

# AREA ANALYTICS

## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,539	40,131	103,174
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	42	40	40

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,531	14,011	36,979
PERSONS PER HH	3	2.9	2.8
AVERAGE HH INCOME	\$119,163	\$91,648	\$93,402
AVERAGE HOUSE VALUE	\$272,947	\$230,721	\$235,814
PER CAPITA INCOME	\$39,721	\$31,602	\$33,357

Map and demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example purposes, and they may not represent current or future performance of the property. This document is for marketing purposes only, it is not an appraisal and SVN Chicago is not a licensed appraiser. You and your tax and legal advisers should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.