

**Site west of Rt.45 / North of I-80
18200 S. LaGrange Road (Rt.45)
South of Orland Parkway & Rt.45
intersection
Orland Park, IL 60467**



Description: Sacre vacant site.RT.45 at18200 So.
Acres: 5.00
Lot size: 217,800
Parcel: 27-33-401-011-0000
Zoning: Proposed I-80 Zoning Dist
Location: Cook County
Map coord.: Sec 33, twp 36N, R12E
Improved:

Sale price: \$1,665,000
Down payment:

Price/acre: \$333,000
Price/foot \$7.64

Improved:

General use: Hotel,Retail, Restaurant
Legal descr.: See survery
Topography:
Dimensions: 375 by 590
Electric: Orland Parkway
Gas: Orland Parkway
Sewers: Orland Parkway
Phones: Orland Parkway

Revised: April, 2022 Five acre vacant site for sale for \$1,655,000or \$7.64 per land square foot.
The site location is approximately 18200 S. LaGrange Road in Orland Park, Illinois.
The site's south border is approximaetly 183rd Street and then runs north on the east border 377 feet,
then west 590 feet to a point approximately 180 feet short of Orland Parkway, then back south 376 feet.
Site is 0.30 miles north of I-80 and 0.16 miles south of Orland Parkway.
The site is almost 100% buildable and has a wetland mitigation and detention basin approval.
Currently taxed as farm land.2021 taxes paid at \$106 per year.

Currently in Unincorporated Cook County. Per the Village of Orland Park Land Plannning Department upon annexaton uses include: Large Retail, Hotel, Restaurant, Office.
May also consier multii-family type uses

FOR FURTHER INFORMATION CONTACT:

Dan Burns of Burns Commercial Real Estate
Tel:(708) 227-6775 Fax:
Email: dan@burnsre.com



The information above has been obtained from sources believed reliable. We do not doubt its accuracy but have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You should conduct an individual evaluation with your own advisors as to the suitability of this property.

Call or email for copies of zoning and use documents.

For detailed information call: Dan Burns, Real Estate Managing Broker

Burns Commercial Real Estate

15255 S. 94th Ave. Suite 500

Orland Park, IL, 60462

Email: dan@burnsre.com

Phone: 708-227-6775.

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6/20/2022

Page 2