

ANDERSON ROAD

ENTRE
Commercial Realty LLC



For Sale

Potential Commercial & Townhome Development

**AVAILABLE:
13.64 Acres**

27065 W. Rt. 176 Wauconda, IL

LOT SIZE:	13.64 ACRES
ZONING:	GB
FRONTAGE DIMENSIONS:	813' FACING RT. 176
PIN:	09-27-402-010,011

PRICE FOR 1.39 ACRE COMMERCIAL CORNER	\$750,000 (\$12.38 PSF)
PRICE FOR 12.25 ACRE RESIDENTIAL	\$1,575,000 (\$2.95 PSF)
PRICE FOR BOTH COMBINED	\$2,325,000 (\$3.91 PSF)



Residential Parcel & Commercial Corner Available Separately



Located within Wauconda TIF District



SW Corner of Rt. 176 & Anderson Road

Presented By:

➤ **Kevin Kaplan, CCIM**
309-261-0920
kkaplan@entreccommercial.com

entreccommercial.com

The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

Site Plan

Potential Commercial Corner with 102 Townhomes

SITE DATA

GENERAL BUSINESS = -1.39 ACRES

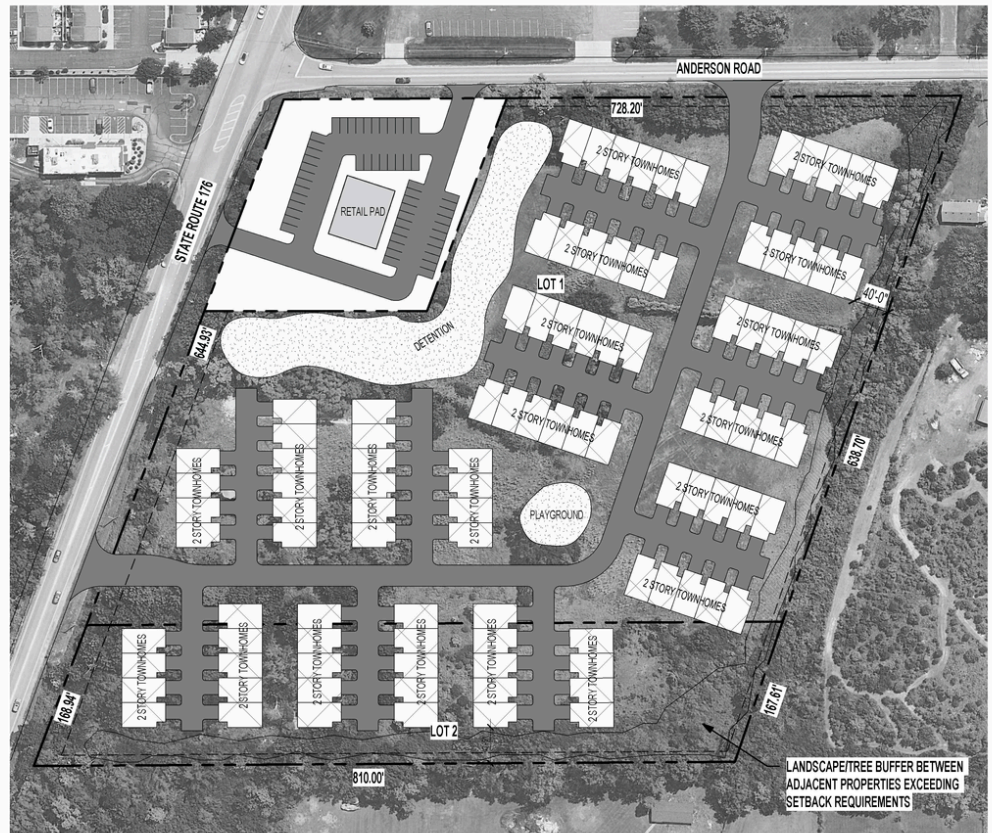
- FRONT: 0'
- REAR: 12'
- SIDE: 12'
- MAX LOT COVER: 20%
- MAX IMPERVIOUS: 85%
- FAR: 0.40

RESIDENTIAL S = -12 ACRES

- FRONT: 25'
- REAR: 9'
- SIDE: 10'
- MAX LOT COVER: 40%
- MAX IMPERVIOUS: 85%
- FAR: 0.40

SITE DETAILS

- 1.39 ACRE CORNER LOT WITH SINGLE RETAIL PAD
- TOWNHOME RESIDENTIAL (MULTI-FAMILY 4-UNIT, 5-UNIT AND 6-UNIT CONFIGURATIONS)
- (102) 2-STORY TOWNHOMES
- TOTAL DENSITY = 8.5 PER ACRE



CONCEPT 01 - RETAIL CORNER WITH RESIDENTIAL - REVISED
1" = 100'-0"

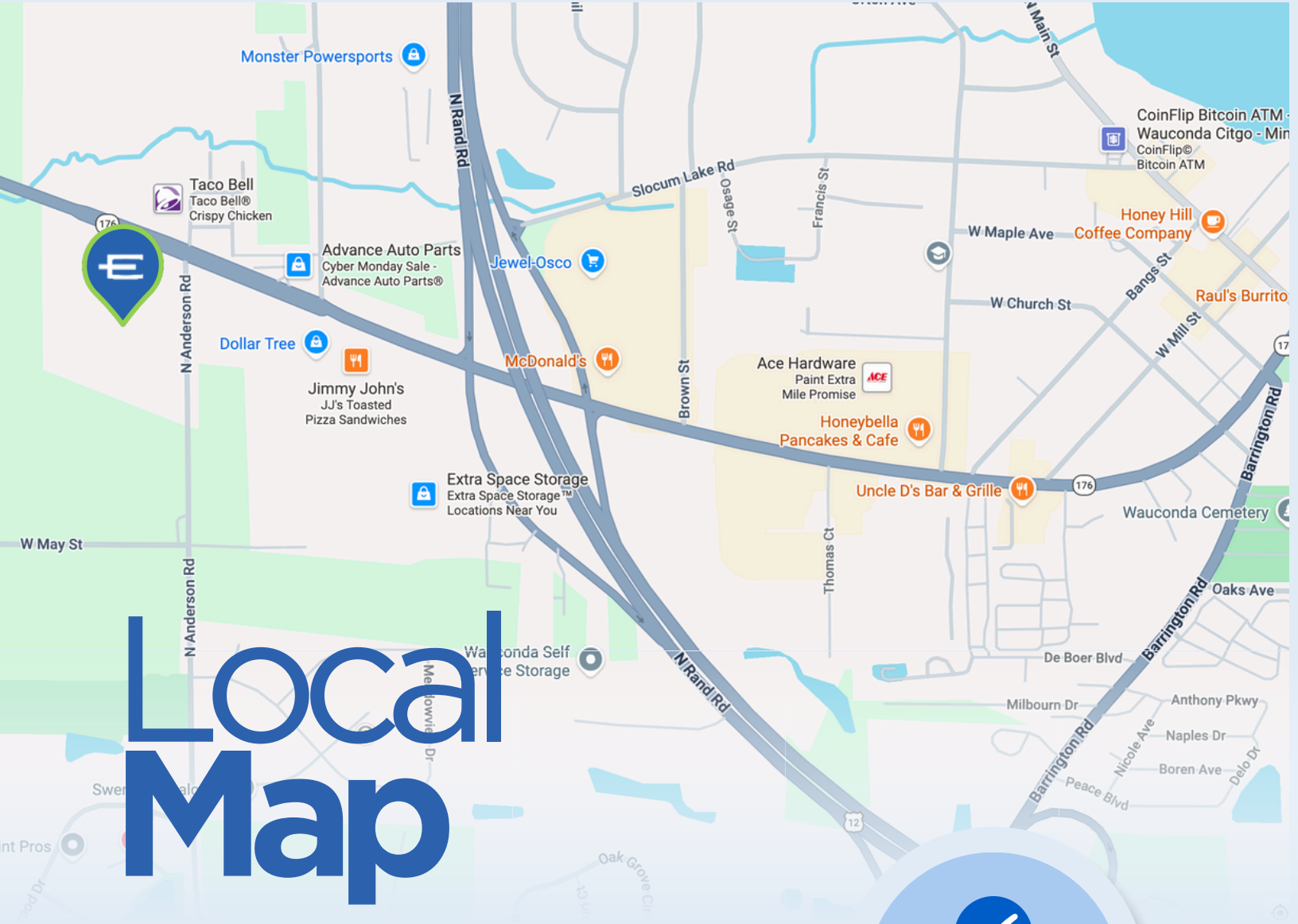
RT. 176 & ANDERSON RD. WAUCONDA, IL
CONCEPT 01 - RETAIL CORNER WITH RESIDENTIAL - REVISED
12/10/2024

ZINGRONE
ARCHITECTS

Local Demographics

	2 MILES	5 MILES	10 MILES
AVERAGE HOUSEHOLD INCOME	\$108,159	\$108,159	\$135,100
MEDIAN HOUSEHOLD INCOME	\$86,436	\$86,436	\$109,633





Local Map

27065 W. Rt. 176
Wauconda, IL

✓
**Utilities
Nearby**

✓
**18,400
Vehicles per
Day on Rt. 176**

✓
**Sewer/Water
Nearby**

✓
**Wooded;
Mostly Flat
Topography**



Location



Lake County

Positioned between Chicago and Milwaukee, Lake County offers prime access to major transportation routes, a strong talent pool, and a thriving mix of corporate, industrial, and research-driven industries. With modern infrastructure, welcoming communities, and room for business growth, the region supports innovation, productivity, and sustained economic success.



Diverse Industry Mix

A strong blend of corporate headquarters, life sciences, advanced manufacturing, logistics, and technology drives stability and opportunity.



Educated Workforce

A highly trained talent pipeline, supported by respected colleges and workforce development programs, equips employers with skilled professionals.



Extensive Transportation

Proximity to major interstates, commuter rail, freight routes, and regional airports provides excellent connectivity for people and goods.



Varied Housing Options

From lakefront towns to suburban neighborhoods, the region offers housing choices suited to a wide range of lifestyles and budgets.



Excellent Quality of Life

Expansive forest preserves, recreation, cultural attractions, and strong schools contribute to a highly desirable living environment.



Reliable Utilities

Modern, dependable utility systems offer consistent service and the capacity to support ongoing business growth.



Medical and Healthcare Facilities

Leading hospitals, specialty centers, and integrated healthcare networks deliver high-quality, comprehensive medical services.



Business Friendly Communities

Local municipalities encourage investment through development support, streamlined processes, and collaborative economic partnerships.



**Exclusively
Presented By:**

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309-261-0920
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3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005