

FOR SALE

# 1.2-22.47 ACRES FOR SALE

## INDUSTRIAL/COMMERCIAL SITES

1525 W. LAKE SHORE DR.  
**WOODSTOCK, ILLINOIS**



### SITE FEATURES

- + 1.2 - 22.47 acres for sale
- + Buildings not available for sale
- + NEC of W. Lake Shore Dr. and US 14
- + Owner will sell or BTS
- + Signalized corner
- + Frontage on US-14
- + Located within close proximity to Walmart, Kohl's and Menards
- + Sales Prices:
  - + Lots #1, #9, #10 - 5.70 acres  
Sales price: \$12.00/SF
  - + Lots #3 - #7 - 16.77 acres  
Sales price: \$2.50/SF
- + Parcels can be sold individually and collectively



### CONTACT US

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## PARCELS



## PINS

1. 13-16-200-027 - approx. 9.16 acres\*
2. 13-16-200-030 - approx. 1.53 acres
3. 13-16-200-029 - approx. 11.01 acres\*
4. 13-16-200-025 - approx. 1.13 acres

\* Does not include acreage with buildings

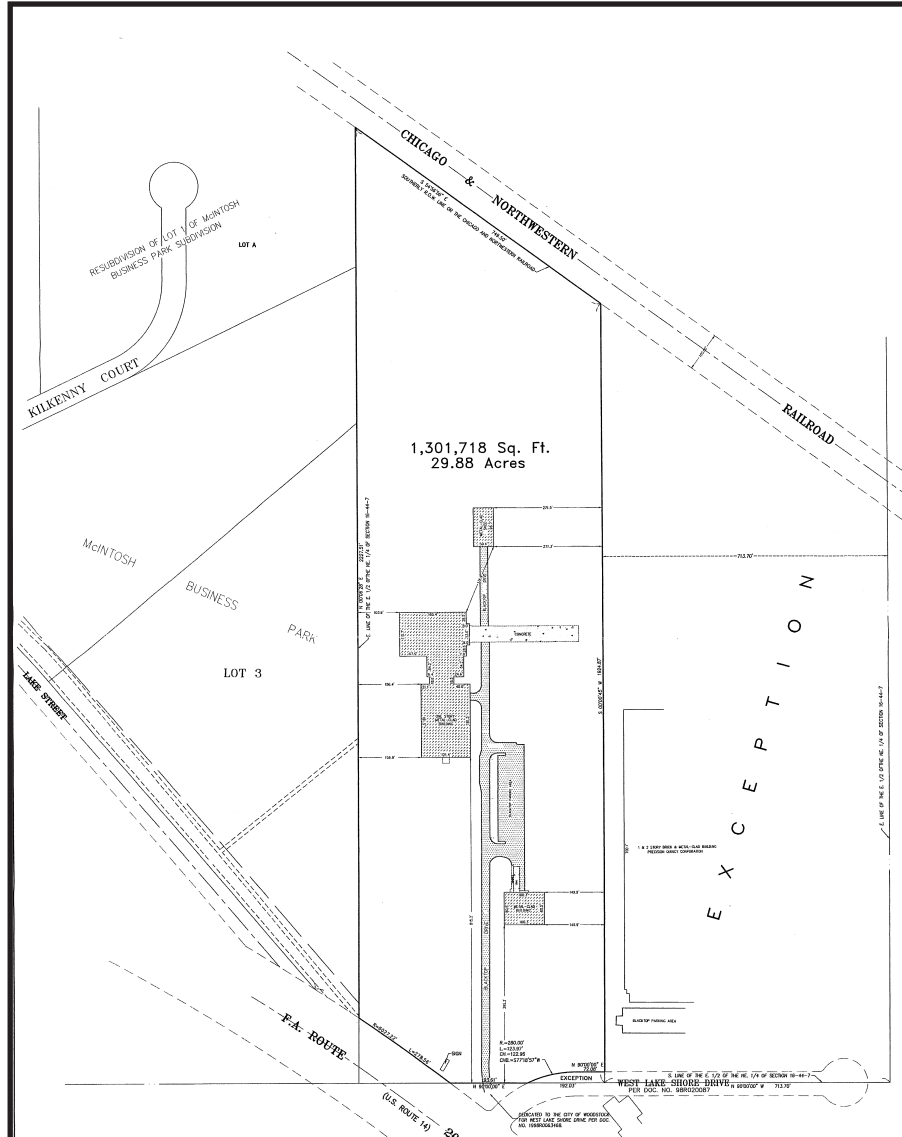
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## SURVEY



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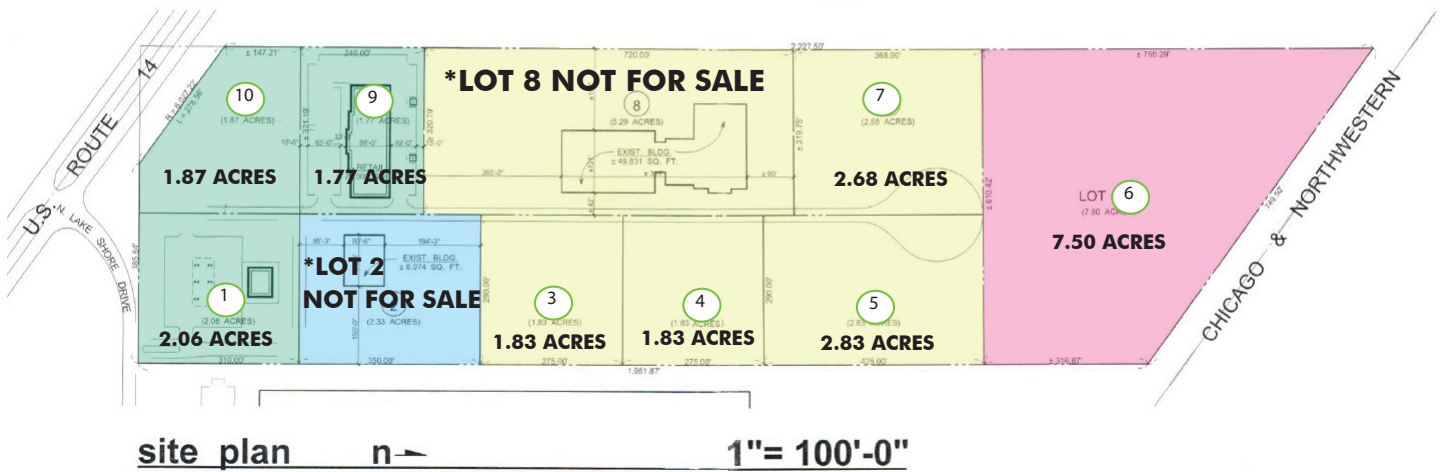
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## PROPOSED LOTS

### PROPOSED 1525 W. Lake Shore Drive Subdivision.

- Proposed B-3 PUD - Lot Configuration
- Proposed M1 - Lots for multitenant - Industrial Commercial
- B-3 Existing Building - Under Contract
- Proposed indoor and outdoor Self Storage Facility



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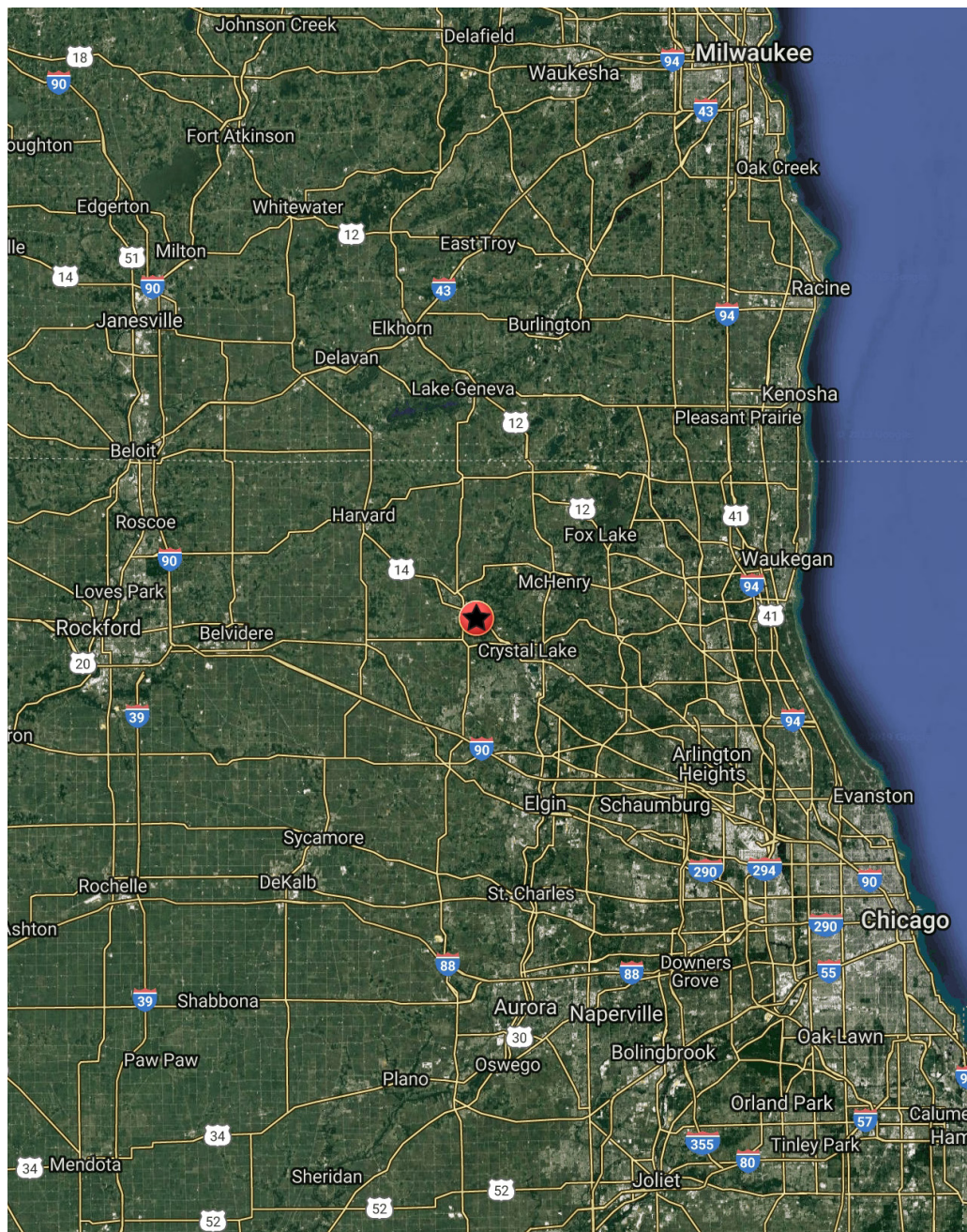


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## REGIONAL MAP



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