



## PROPERTY PROFILE LAND

**180 Acres  
N. E. Corner  
Galligan/Tyrell Rd. & Binnie Rd.  
Gilberts, IL**

<b>Location/Dimensions:</b>	Irregular divisible property adjoining school and residential developments.		
<b>Present Use:</b>	<b>Vacant, Farming</b>		
<b>Zoning:</b>	<b>Agricultural/Residential</b>		
<b>Access:</b>	<b>Galligan/Tyrell Rd., Binnie Rd.</b>		
<b>Available Use:</b>	<b>Residential, Retail, Commercial, Industrial</b>		
<b>Divisible:</b>	<b>Yes</b>		
<b>Utilities:</b>	<b>Sewer: Yes</b>		
	<b>Water: Yes</b>		
	<b>Gas: Yes</b>		
<b>Plat Available:</b>	<b>yes</b>		
	<b>Topography: yes</b>		
	<b>Soil Borings: yes</b>		
	<b>Engineering Study: yes</b>		
<b>Real Estate Taxes:</b>			
<b>Sale Price:</b>	<b>\$2.00 P.S.F. (\$15,681,600)</b>		
<b>Comments:</b>	<b>Property layout with curb cuts very flexible for development division. It is well located near shopping retail, schools, main roads and 4-way interchange at I-90 tollway &amp; Randall Rd.</b>		
<b>Contact:</b>	<b>Romeo Mura</b>	<b>847.858.9827</b>	<b>Email <a href="mailto:Rmura@ccrofchicago.com">Rmura@ccrofchicago.com</a></b>
	<b>G. Pat Ryan, SIOR,</b>	<b>847.361.7871</b>	<b>Email <a href="mailto:gpat@ccrofchicago.com">gpat@ccrofchicago.com</a></b>