

31 SINGLE FAMILY LOTS FOR SALE

Prairie Woods

Island Lake, Illinois

Exceptional Builder Opportunity!



Dan Flanagan, ALC

Managing Broker

Phone: 630-388-8522

Fax: 630-443-1239

email: Dan@FlanaganLand.com

<http://www.flanaganland.com>

Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable, but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

31 Single Family Lots

Prairie Woods

FOR SALE

Island Lake, Illinois

Location:	Prairie Woods is divided into north and south parcels. Some of the lots are located in the north section, which can be accessed from Dowell Rd to Fen View Circle. The other lot are located north of Burnett Road, on Spruce Terrace.
Market Info:	The property is located adjacent to Walnut Glen subdivision, which has sold 49 lots in approx 36 months with an average lot sale price of \$38,180, and an average new home price of \$333,777. Prairie Woods subdivision has an average sale price of new homes of \$310,340.
Improvements:	All public improvements are complete, purchasers will be responsible for sidewalks, street trees, and parkway landscaping.
Impact & Permit Fees:	Approximately \$28,000 per single family home.
Building Restrictions:	Elevations will require village approval. South lots: Min 3,000 sq ft w/3 car garage
Price:	North Portion (Dowell Road) \$39,000 per lot South Portion (Burnett Road) \$39,000 per lot Bulk discount possible.



FLANAGAN
REALTY

FLANAGAN REALTY, LLC

36W739 Red Haw Lane

St. Charles, IL 60174

Phone: 630-388-8522

Fax: 630-443-1239

email: Dan@FlanaganLand.com

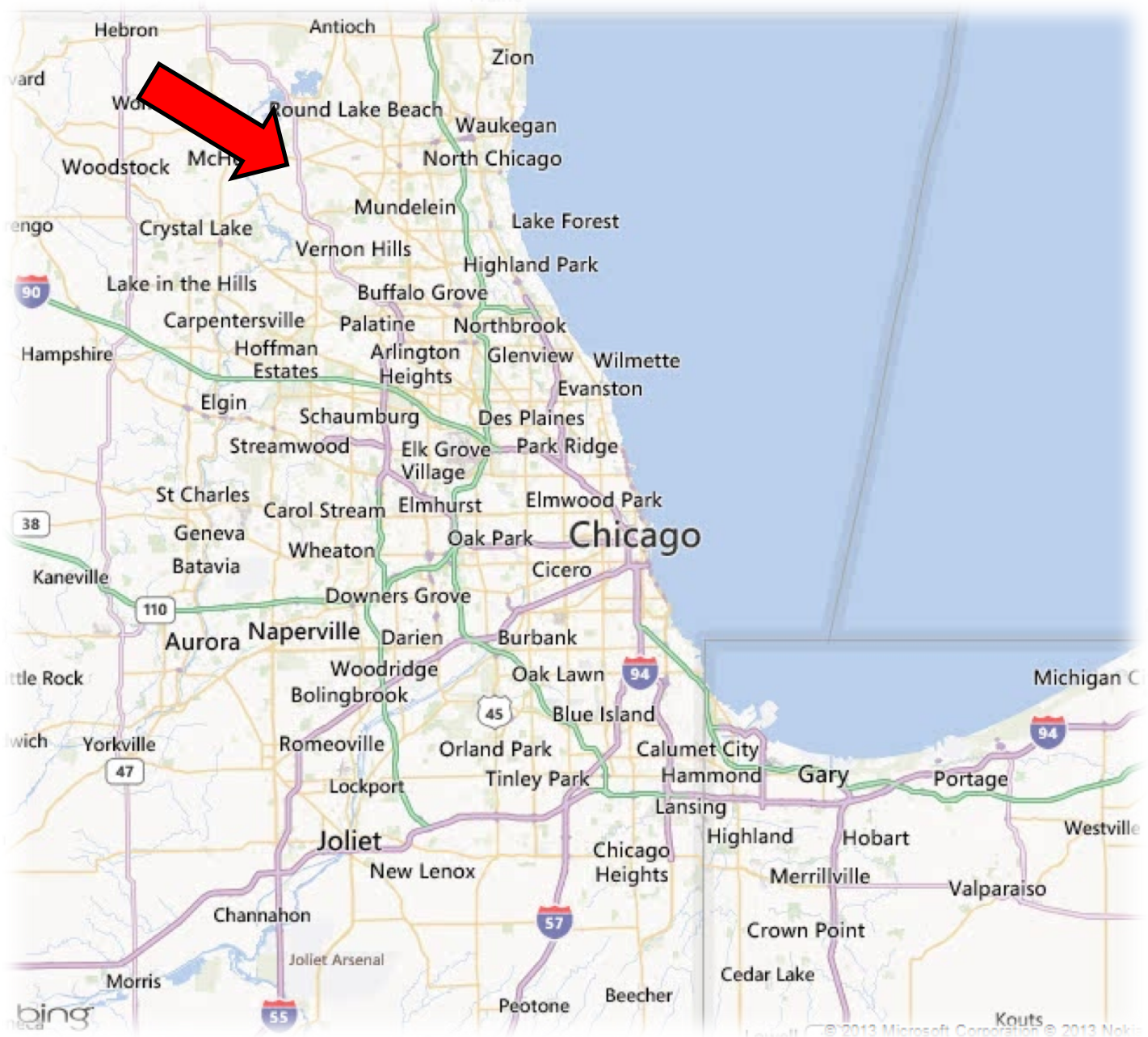
<http://www.flanaganland.com>

31 Single Family Lots

Prairie Woods

FOR SALE

Island Lake, Illinois



31 Single Family Lots

Prairie Woods

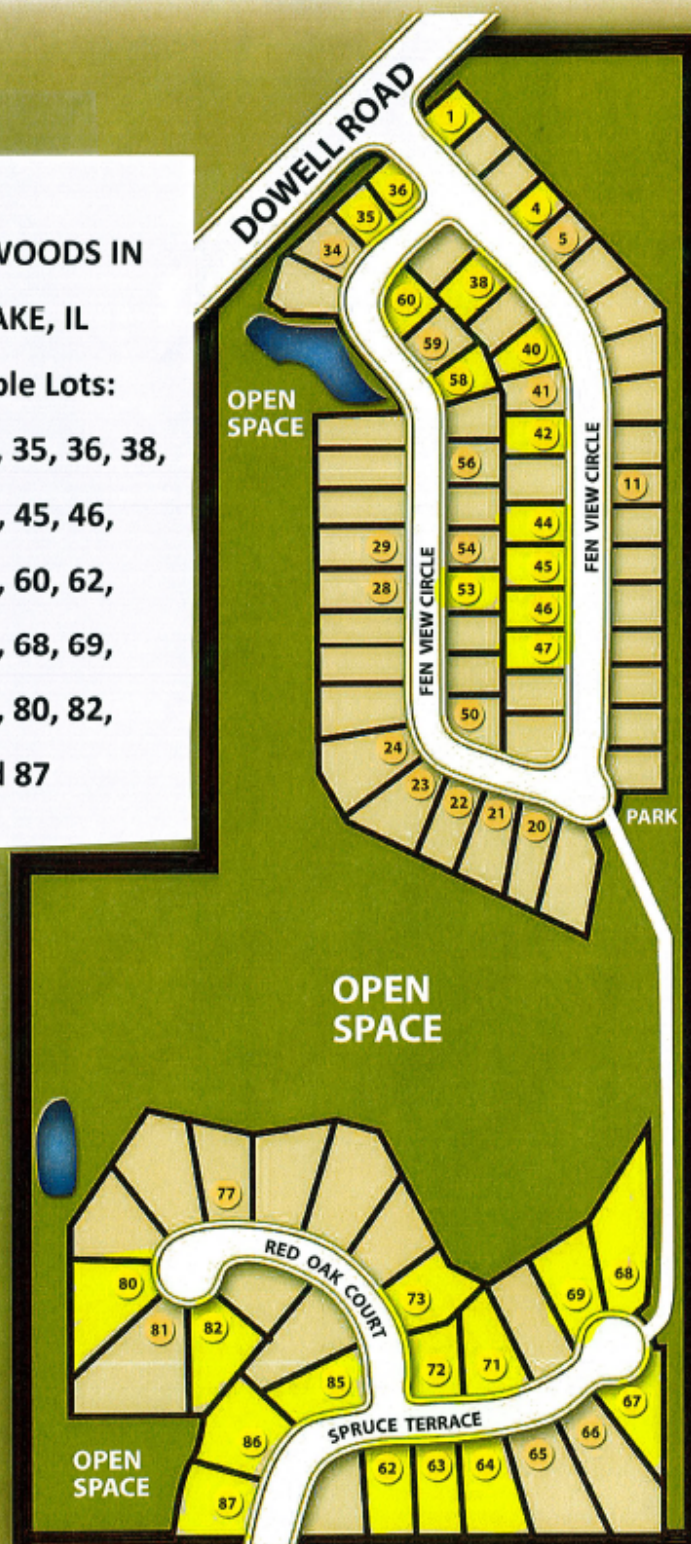
FOR SALE

Island Lake, Illinois

PRAIRIE WOODS IN ISLAND LAKE, IL

28 Available Lots:

Lots #1, 4, 35, 36, 38,
40, 42, 44, 45, 46,
47, 53, 58, 60, 62,
63, 64, 67, 68, 69,
71, 72, 73, 80, 82,
85, 86 and 87



S.R. JACOBSON
REAL ESTATE

31 Single Family Lots

Prairie Woods

FOR SALE

Island Lake, Illinois



3. PRELIMINARY AND FINAL PLATS OF SUBDIVISION.

A. The Subject Property shall be developed with single family dwellings, as designated in the Preliminary Plat. The Village agrees to approve one or more final plats of subdivision ("each, a Final Plat"), in substantially the configuration shown in the Preliminary Plat and containing 60 single family lots in Parcel 1 and 27 single family lots in Parcel 2, subject to the Village's normal plat review procedures for Final Plats of subdivision. The approval of 60 single family lots in Parcel 1 and 27 single family lots in Parcel 2, in the Final Plat, will be subject to conformance with all zoning regulations applicable to the R-3 Residence District and the R-2 Residence District, respectively.

The Village shall not be obligated to issue a building permit for a lot in Parcel 2 unless the residence to be constructed on such lot is to contain (i) not less than 3,000 sq. ft. of living space and (ii) a garage holding at least three (3) cars.

31 Single Family Lots

Prairie Woods

FOR SALE

Island Lake, Illinois

ILLINOIS ASSOCIATION OF REALTORS NOTICE OF NO AGENCY RELATIONSHIP

Name of Broker Associate Daniel Flanagan

Name of Brokerage Company Flanagan Realty, LLC

NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

Customer Signature

Print Customer's Name

Date

31 Single Family Lots

Prairie Woods

FOR SALE

Island Lake, Illinois



Summary of Experience

Dan Flanagan, ALC is the president and owner of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition and disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land-related issues bring tremendous value to anyone who is seeking to purchase or sell commercial or industrial real estate, residential land or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of land and real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

- Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.
 - President - Illinois Chapter of the Realtors Land Institute.
Board of Directors of the National Realtors Land Institute
 - Former partner with a large Midwestern private equity real estate development firm.
 - Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.
 - Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.
 - Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.
 - Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.
 - Frequently contacted by area real estate appraisers to provide them with insight regarding land and commercial real estate markets and valuation.
-