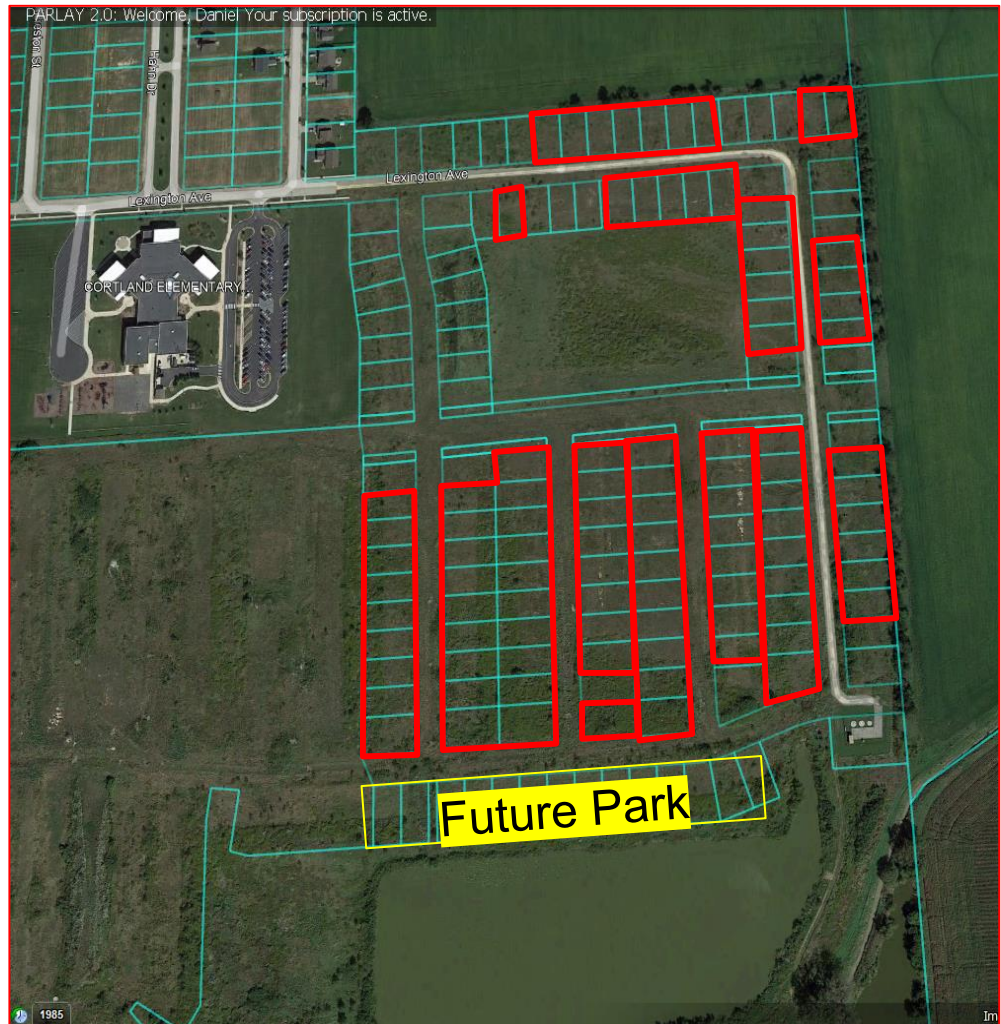# Chestnut Grove
# 95 Partially Improved Lots
# FOR SALE
## Cortland, IL

**Platted Lots – Ready to Develop**
**Some Infrastructure in Place**



**Dan Flanagan, ALC**
**Managing Broker**
Phone: 630-388-8522
Fax: 630-443-1239
Dan@FlanaganLand.com

flanaganland.com
630-388-8522

# Chestnut Grove
# 95 Partially Improved Lots
# FOR SALE
## Cortland, IL

## Summary
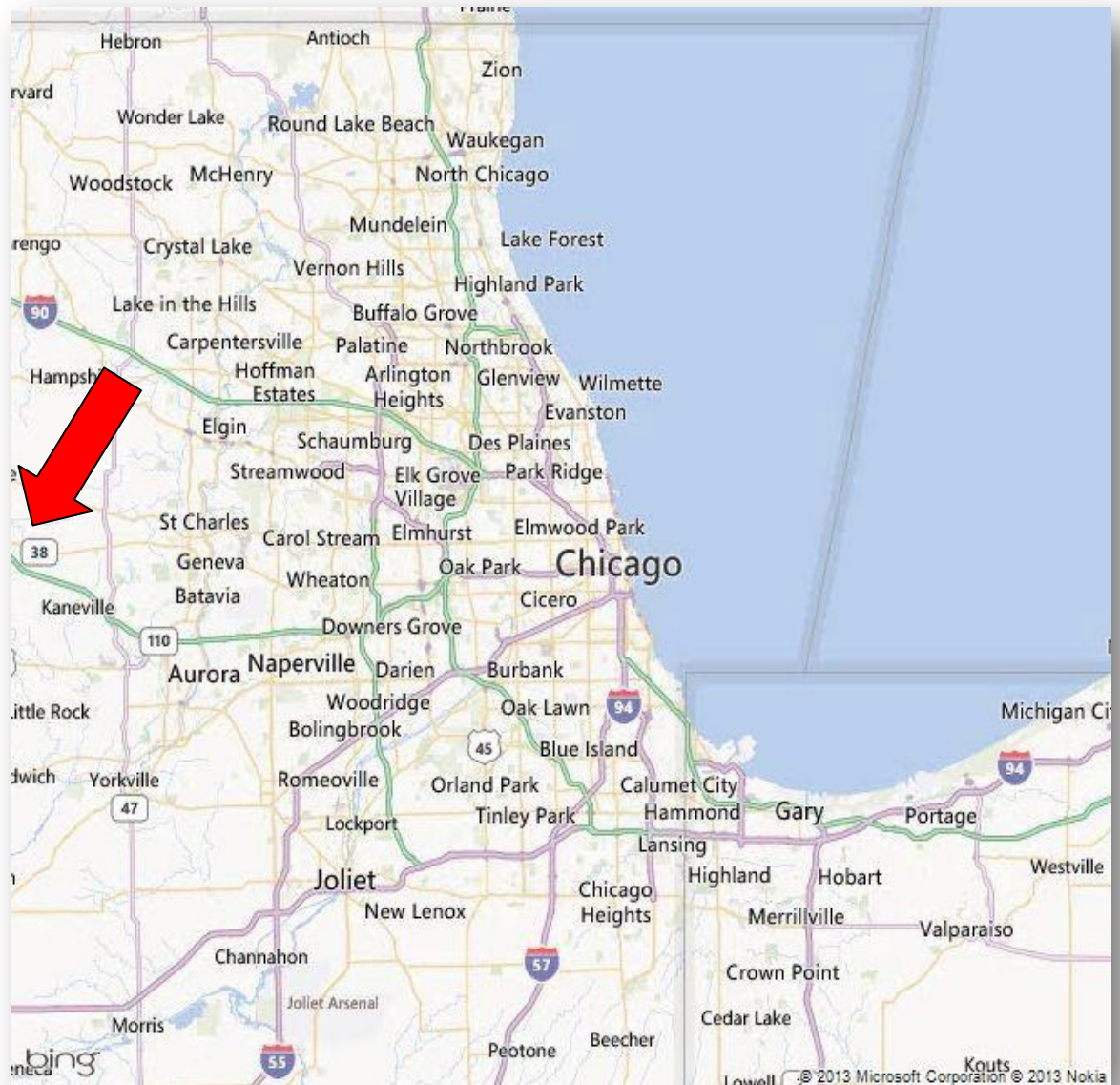
**FLANAGAN REALTY**

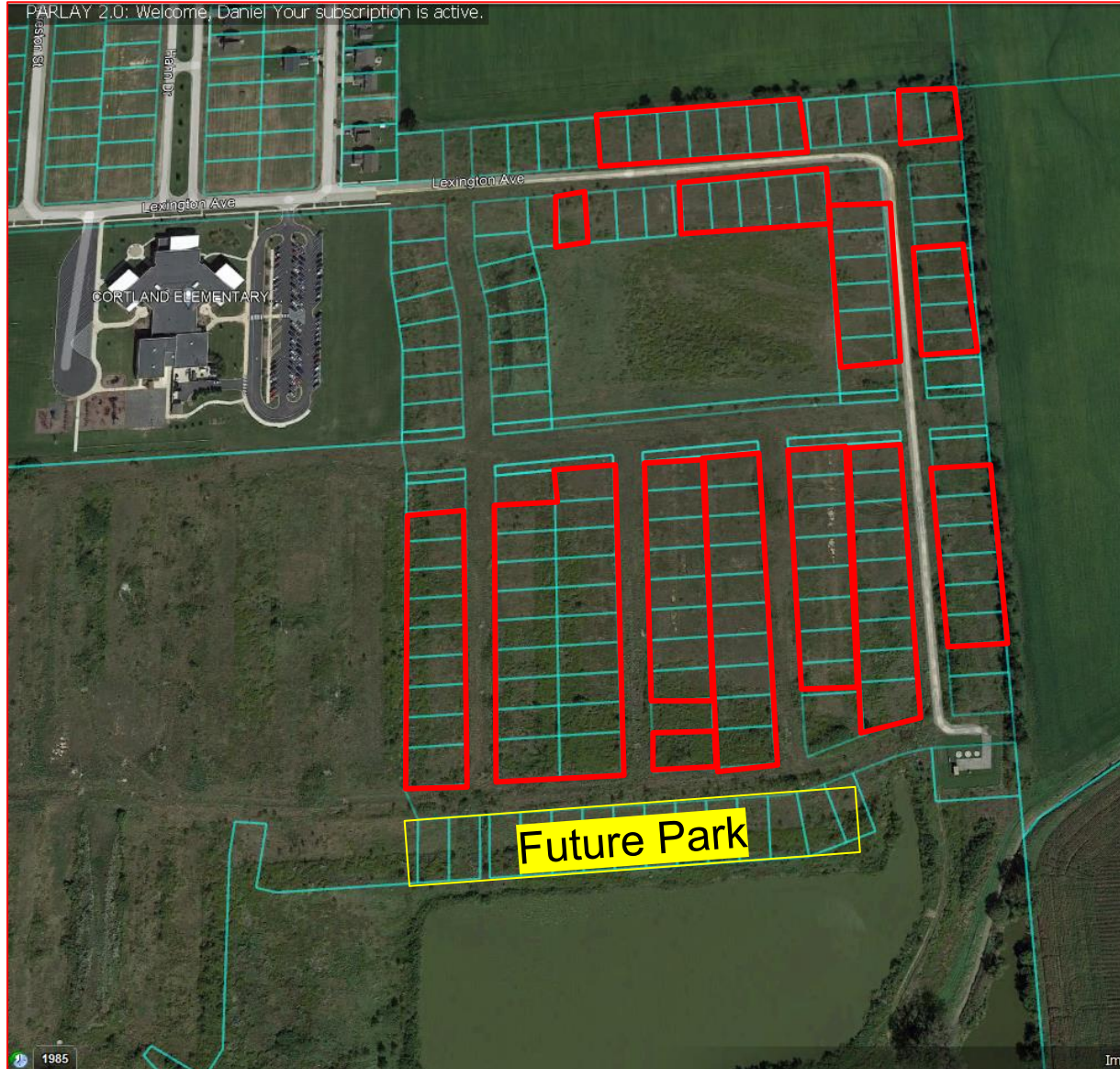| | |
|---|---|
| **Location:** | Located south of Lincoln Highway/Route 38 and east of Somonauk Road |
| **Units:** | 95 Platted lots, 75' x 120' |
| **Architecture:** | Minimal requirements |
| **Improvements:** | Partially improved sites<br>Mass grading partially complete<br>Detention complete |
| **Terms:** | Seller prefers a bulk sale but will considered structured takedowns |
| **Zoning:** | PUD |
| **Permit Fees:** | Upon Request |
| **SSA:** | NO SSA |
| **Schools:** | DeKalb High School |
| **Price:** | $400,000 |

# FLANAGAN
## REALTY

# Chestnut Grove
# 95 Partially Improved Lots
# FOR SALE
## Cortland, IL

# Chestnut Grove
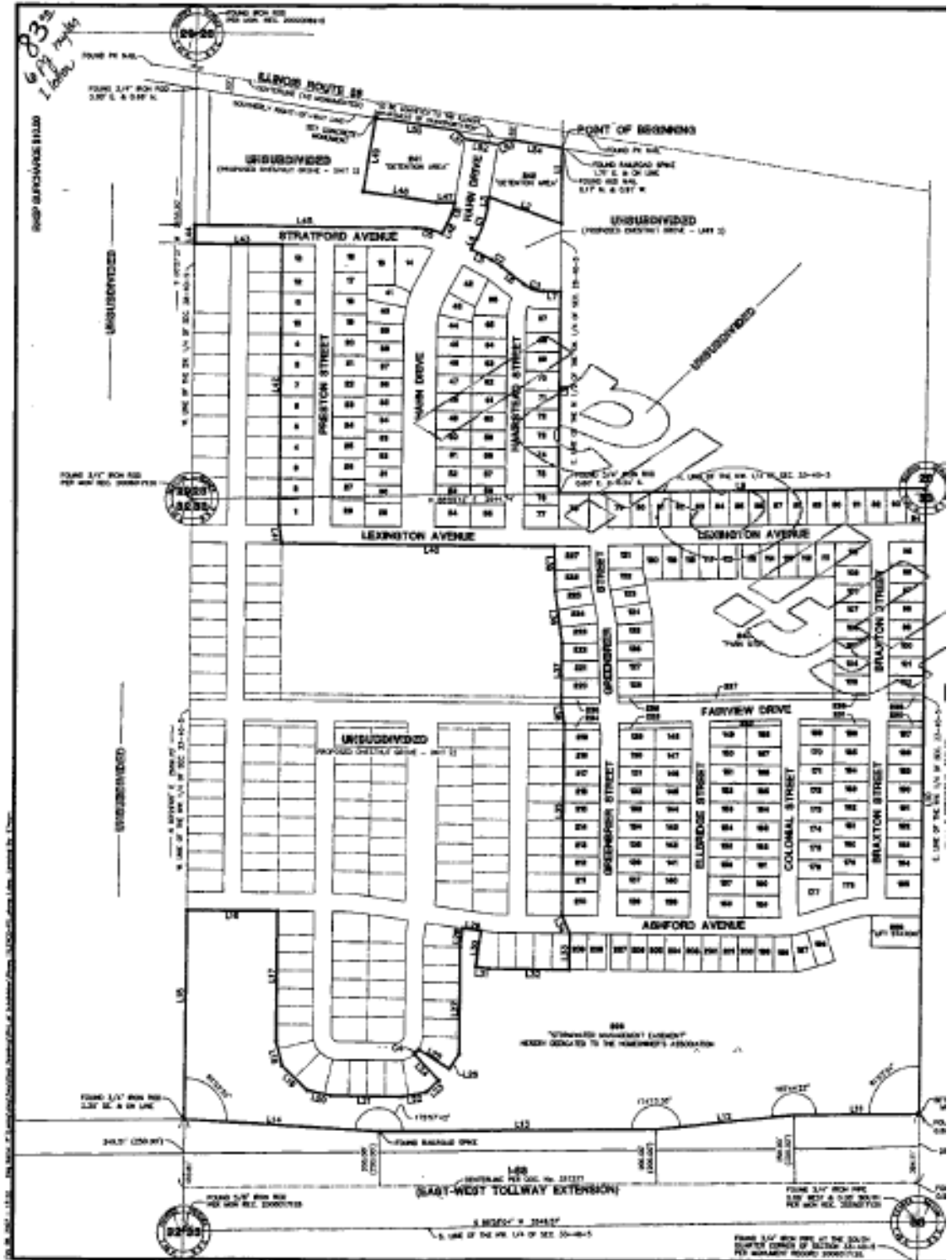# 95 Partially Improved Lots
# FOR SALE
## Cortland, IL

FLANAGAN
R E A L T Y

**FLANAGAN**
**REALTY**



PARLAY 2.0: Welcome, Daniel Your subscription is active.

CORTLAND ELEMENTARY

Lexington Ave

Lexington Ave

Future Park

1985

**FLANAGAN**
**REALTY**

# ABOUT FLANAGAN REALTY, LLC

### Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, 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 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 insight regarding land and commercial real estate markets and valuation.

# 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

_____