



Hawthorn Woods Prime Development Land - 90 Acres Stevenson High School



INTRODUCTION

Catapult Realty is pleased to present this rare opportunity to acquire 90 acres of contiguous land in unincorporated Lake County adjacent to the Village of Hawthorn Woods (the "Property"). The land features 24 acre Bresen Lake, perimeter woods and farm land and is less than ¼ mile from Pulte's new Hawthorn Hills development. There is existing access off Gilmer Road which makes it ideal for a residential development, a private estate, corporate retreat, conference center or senior housing enclave.

<http://www.catapultrealestate.com/bresen-lake/dev/>



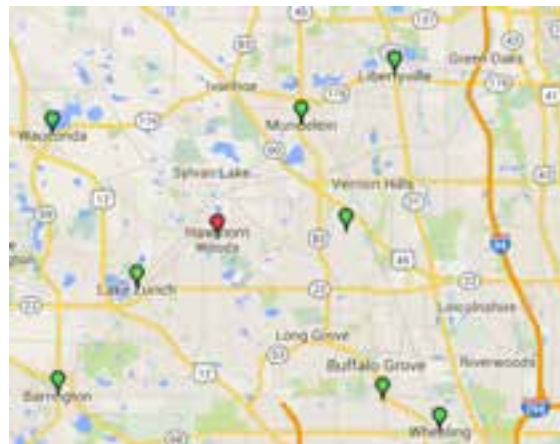
LOCATION

25260 N. Gilmer Rd.

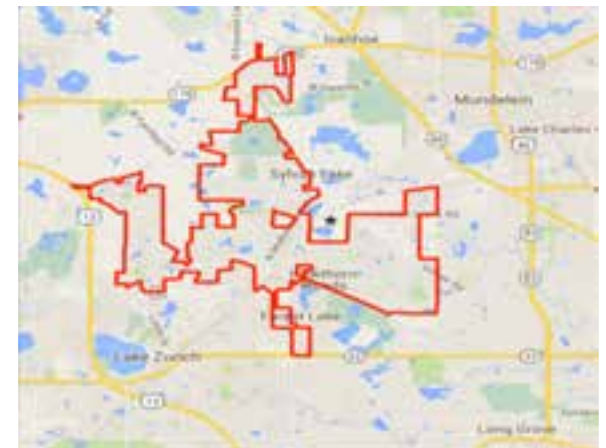
The subject property is located along the south side of Gilmer Road near where it intersects Indian Creek Road in unincorporated Lake County, Illinois. Nearby towns include Hawthorn Woods, Lake Zurich, Kildeer, Long Grove and Mundelein. The area is served by a small town shopping districts and nearby regional shopping in Kildeer, Mundelein and Vernon Hills along Routes 12 and 22. These are the main roads in the northwest suburbs and tie into Interstate 355/Route 53 then to I-290 and I-94 providing access to O'hare Airport and Downtown Chicago. Interstate 294 serves as the major north south corridor to the east. There is convenient Metra train service to downtown Chicago from Mundelein and Vernon Hills. The Property is currently surrounded by Hawthorn Woods and could be annexed prior to development.



Served by Major Highways



Surrounding towns

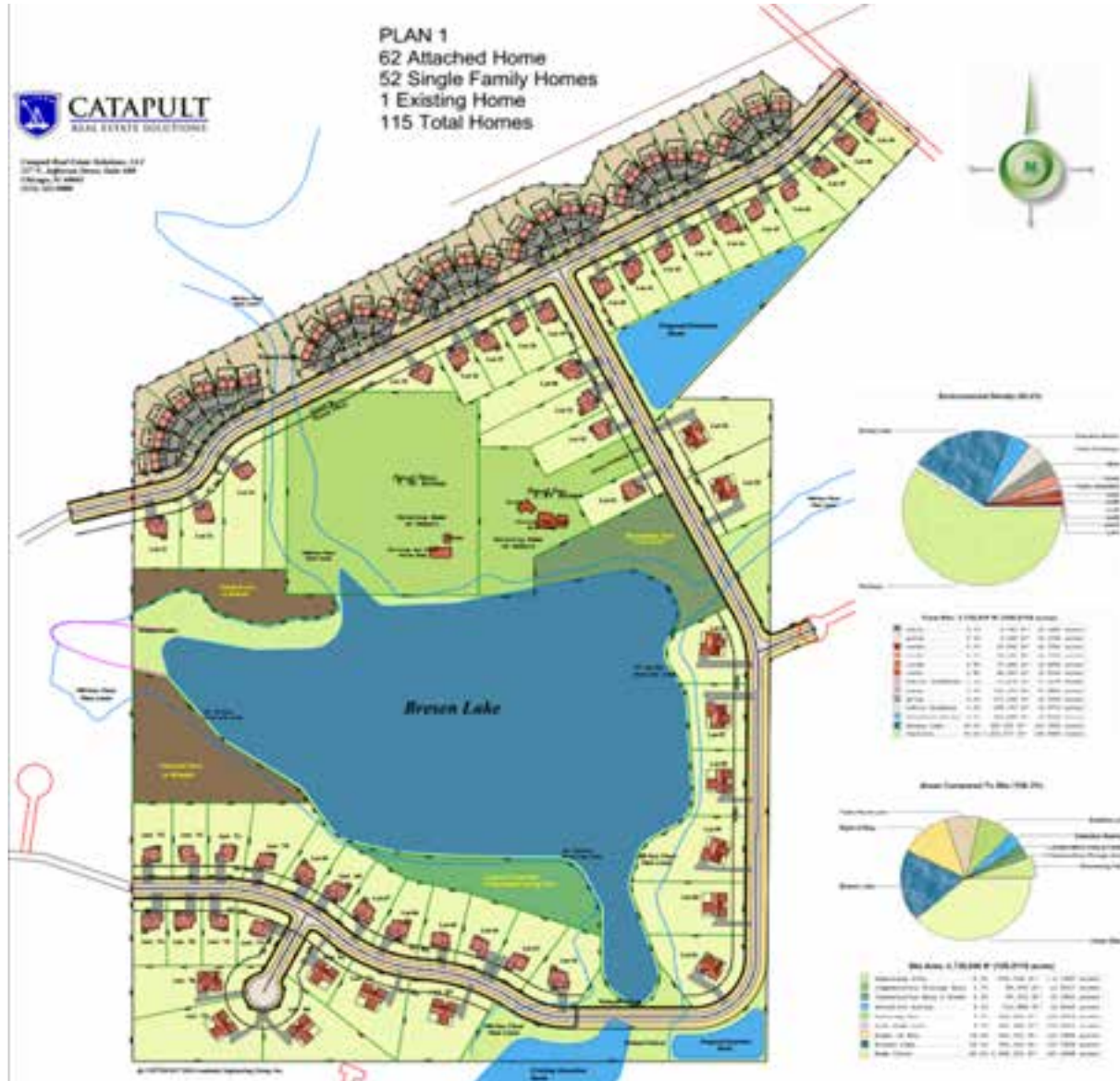


Hawthorn Woods Village limits

Property Summary

The Property consists of approximately 90 acres including 24 acre Bresen Lake in unincorporated Lake County. The land is wooded on the west perimeter and mostly flat along the remaining perimeters. The site provides a excellent topography for residential development. There are currently two existing homes on the property. The home to the east (“Home A”) sits on 8 acres and is included in the sale of the Property. Home A and its land, could be utilized as sales center for future development or it could be renovated or replaced, depending on the plan. The existing home to the west (“Home B”) is also on approximately 8 acres and is not included in the sale. Its location integrates well into future development plans as shown in the potential development plan below. Bresen Lake is navigable for boats, great for swimming and water skiing and will be an amazing amenity for future uses. The site is currently zoned R-1 in Lake County, and surrounded by residential properties in Hawthorn Woods. Water and sewer are available and could be brought to the site by Lake County or the Village of Hawthorn Woods.

Catapult, has prepared a potential development plan as an example. The plan has a total of 115 homes (52 single family homes and 62 townhomes) and the existing single family home. The site is primarily located in the highly sought after Stevenson High School district with a small portion located in the Lake Zurich High School boundaries.





Property Pictures





Property Pictures



Open Space and wooded area



Existing road to homes & lake



Lakefront Home Included in sale



Access from Gilmer Road

Bresen Lake

Bresen Lake is a 24 acre private lake located in the center of the subject property. The lake remains at a constant level. There are two inlets. The water exits the lake via a small tributary to Indian Creek which eventually flows to the Des Plaines River. The estimated volume of the lake is 41.1 million gallons and has a shoreline of 1.1 miles. It is a premium amenity to active lifestyle development.



Bresen Lake

HAWTHORN WOODS

The Village of Hawthorn Woods The village is located approximately 40 miles from downtown Chicago and with approximately 8,000 residents. It is recognized for its beautiful open spaces and park amenities as well as great schools and small town feel.

It was recently recognized as one of the 10 safest cities in the state of Illinois. Hawthorn Woods ranked eighth with an impressive crime index of 97. Much of the village and the majority of the Bresen Lake Property is part of the Stevenson High School District which is ranked as the Number 1 high school in the suburban Chicago.



Hawthorn Woods Aquatic Park



Hawthorn Woods Country club



Hawthorn Woods Village Hall



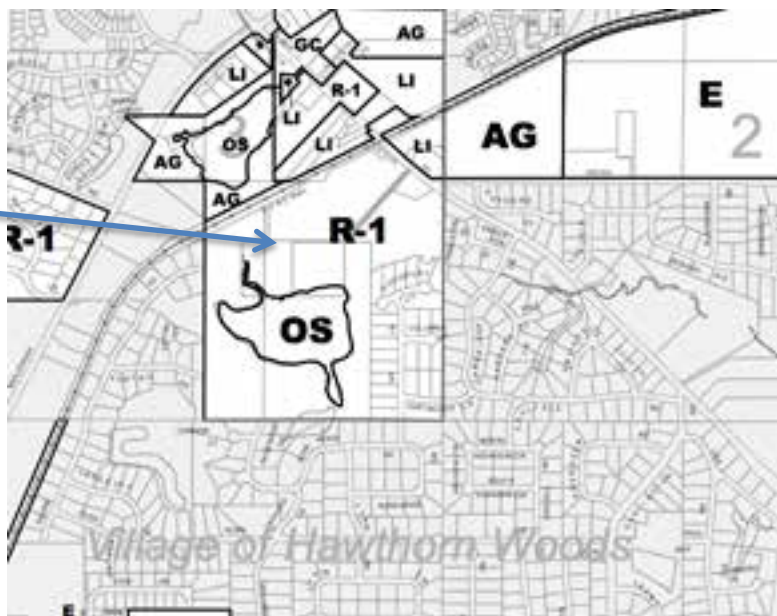
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	Hawthorn Woods
Population	1736	36,178	121,582	7,663
Housing Units	606	10,442	37,774	2,560
Median HH Income	\$122,534	\$103,498	\$97,284	\$154,505
Median Age	47	39	41	44
Median Home Value				\$492,000

ZONING

The Bresen Lake property is currently zoned R-1 Single Family Residence District and Bresen Lake is zoned OS, Open Space. Due to its close proximity to Hawthorn Woods the site could be annexed to the Village. If it were annexed, an approved PUD would enable a purchaser to maximize the number of buildable lots on the site. The site can also be developed as unincorporated Lake County and tie into the county sewer and water system.

Subject



Lake County Unincorporated Zoning Map



Current and Proposed Developments in Hawthorn Woods

- **Taylor Morrison**- High Meadows 20 luxury villas starting in the mid 300's. Sales started in summer 2019. www.taylormorrison.com/new-homes/illinois/chicago/hawthorn-woods/high-pointe-community
- **K.Hovarian and Town and County** – 73 SF PUD at NW corner of Midlothian and Landover Pky. 5,000 sf lots, construction to start summer 2019.
- **Pulte** – Hawthorn Hills, 221 single family homes with prices ranging from high \$300's to \$630,000. Final sales occurring. Midlothian and Gilmer Roads. ¼ mile away. www.pulte.com/homes/illinois/chicago/hawthorn-woods
- **William Ryan Homes** – Stonebridge, 60 single family homes on 59 acres planned for 60 homes starting in the low \$500's . Approved with sales that started 2016. Sales have been robust with less than 1/3 available. Old McHenry Rd., west of Midlothian Rd., south of Spencer Loomis Elementary School. www.williamryanhomes.com/chicago-new-homes/communities/hawthorn-woods/stonebridge
- **Taylor Morrison** – Countryside Meadows, 30 single family homes, traditional 1-acre lots, high 500's to high \$600's. Almost sold out. www.taylormorrison.com/new-homes/illinois/chicago/hawthorn-woods/countryside-meadows-community



Stevenson High School & Fremont School District



#1 Suburban School District



Interior of Stevenson HS



Fremont School



Stevenson HS

School Districts

School	Distance from Subject	Ranking
Fremont Intermediate, elementary and middle schools	3.7 Miles	No. 2 out of 10
Stevenson High School	6.7 Miles	5 in Illinois (U.S. News 2016)
Lake Zurich High School	3.5 Miles	37 in Illinois (U.S. News 2016)



The majority of the land falls in the Fremont/ Stevenson High School district which is part of the sought after, award winning Stevenson School District. In fact, Stevenson was recently ranked as the No. 1 high school in the Chicago suburbs. A small portion also falls within the highly regarded Lake Zurich elementary and high school district.

<http://patch.com/illinois/deerfield/stevenson-named-states-best-suburban-high-school-us-news-2016-list-0>



Subject Property Real Estate Taxes

2018 Annual Taxes		
14-03-400-002	\$371	20.6 Acres
14-03-400-004	\$361	29.5 Acres
14-03-400-007	\$15,304	House on 8.31 acres
14-03-400-008	\$240	42.14 Acres

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