



WATERFRONT REDEVELOPMENT (HOTEL/GAMING, SENIOR LIVING, MARINA/MULTIFAMILY)

15.5 ACRES | FORMER AL CAPONE HIDEAWAY, Fox Lake, IL

SALE



OFFERING SUMMARY

Sale Price: \$5,500,000

Lot Size: 15.5 Acres

Building Size: 40,000 SF

Zoning: B5/R3

Price / SF: \$137.50

PROPERTY OVERVIEW

Property is being marketed as a waterfront condo/hotel development and is best suited for: Mixed use marina / condo development with boat slips & clubhouse. Also senior living center or hotel with gaming, restaurant / banquet center (none in the area) with boat slips and/or marina. All Acreage is usable and could have double Ingress and Egress to property.

The immediate locale around the site is home to many water events, a Venetian night, organized boat races, etc. The area is managed by the National Parks and they work to preserve fishing, wildlife, as well as the ecosystem Last Large Parcel on the Chain O' Lakes. Village is very receptive with the possibility of a new development.

PROPERTY HIGHLIGHTS

- Property has 380' of water frontage
- Site is being sold on a development scale and not as the current marina operation, nor is the business for sale
- City incentives
- All acreage is usable (last large parcel on Chain O' Lakes)
- Property is comprised of five PIN's
- All utilities to site
- Close to Metra train station

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PROPERTY OVERVIEW

Property is located in northeastern Illinois, midway between Chicago and Milwaukee. Situated on the Chain-of-Lakes recreational area, one of the worlds busiest water ways of Chain of Lakes. Property consists of 15.5 +/- acres of usable land as has 380' of water frontage. Property is improved with city sewer and water and is zoned B5 & R3 / with multiple PIN's. Located close to downtown Fox Lake and three (3) minutes from the train station.

LOCATION OVERVIEW

The Village of Fox Lake is located 55 miles northwest of downtown Chicago and 20 miles west of Waukegan, Illinois. The village center is located on the south shore of Pistakee Lake, Nippersink Lake, and Fox Lake, three connected water bodies that form part of the Chain O'Lakes system, flowing southwest via the Fox River to the Illinois River. The village limits extend north in a sinuous manner all the way to the Wisconsin border.

According to the 2010 census, the village has a total area of 9.94 square miles, of which 8.12 square miles is land and 1.82 square miles is water. Many Chicagoans have established summer homes in Fox Lake. The village is situated among the Chain O'Lakes, where swimming, boating, jet skiing, tubing and boarding are popular activities.

When the Wisconsin glacier melted, it left behind a chain of lakes—Pistakee, Nippersink, Fox, Grass, Petite, and others—in the Fox River Valley. The Illinois Fox River Chain O' Lakes is the busiest inland recreational waterway per acre in the entire United States. Only an hour's drive from Chicago, Milwaukee, and Rockford, and with over 7,100 acres of water, 15 lakes and 45 miles of river. Today, Fox Lake is a haven for many water sports enthusiasts; the area remains one of the busiest aquatic vacation sites in the United States.

For the complete Village of Fox Lake Strategic Plan [please click here](#) or contact us directly.

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