



MILLENNIUM  
PROPERTIES R/E

**SEALED BID AUCTION - JUNE 5, 2025**

1903 Kenosha Road | Zion, IL

**\$200,000** min bid

**MPIREALESTATE.COM**

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# AUCTION OVERVIEW




**1903 KENOSHA ROAD** is a 10-acre parcel available for sale via auction in a strategic industrial corridor. Situated within a Light Manufacturing Zoning District, the site is ideally suited for a range of commercial uses, including freight and trailer parking, logistics and light industrial operations. The surrounding area features a mix of industrial, commercial and residential developments, contributing to a stable economic base and a supportive local infrastructure. With its strategic location, flexible zoning and easy access to transportation, this property presents an excellent opportunity for investors looking to capitalize on the increasing demand for industrial and logistics space in the northern Illinois market.

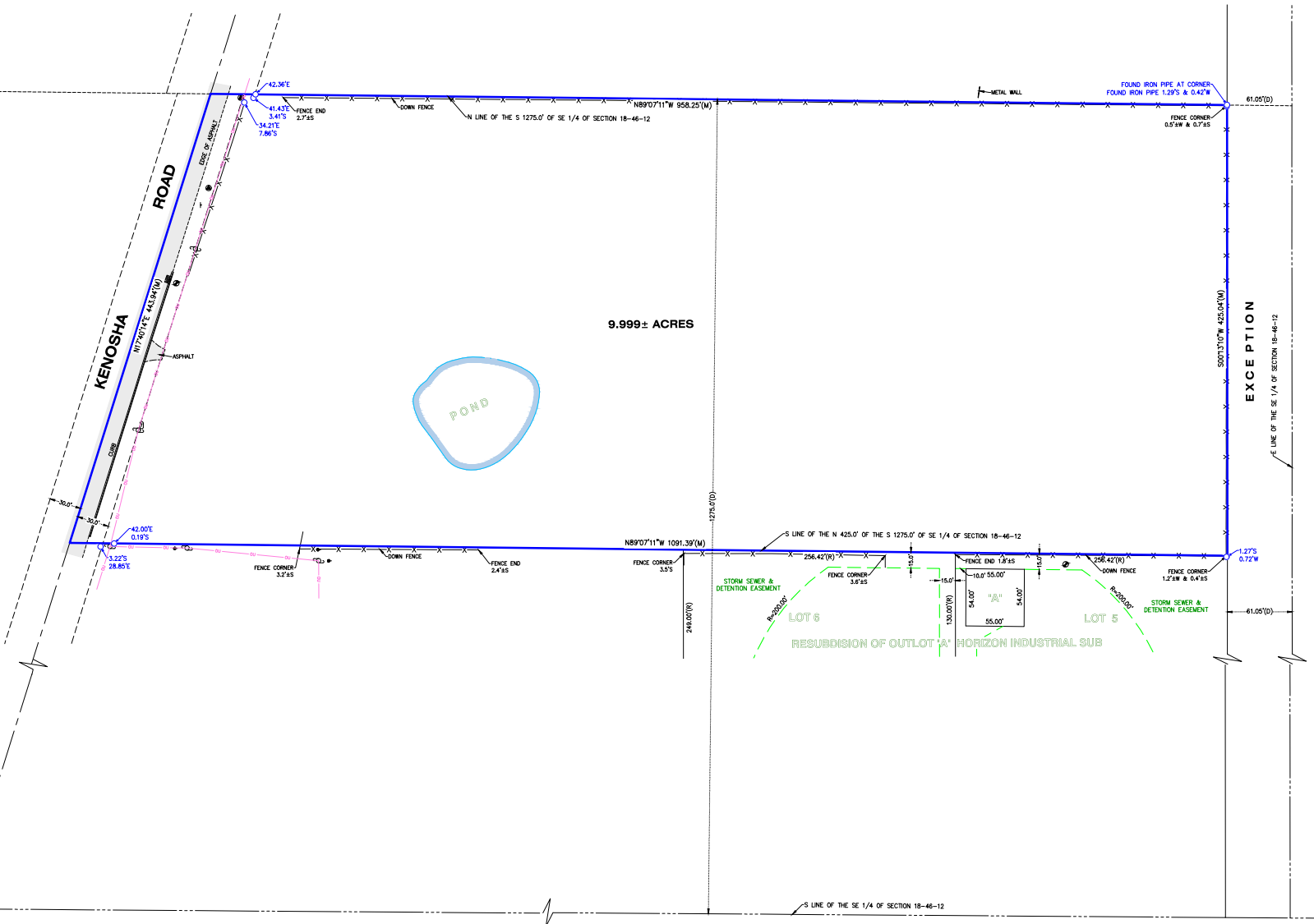
Zion is a growing community in Lake County, positioned between Chicago and Milwaukee, which allows access to the two major metropolitan markets. The property benefits from proximity to key regional highways such as IL-173, I-94, and US-41, offering efficient transportation routes for freight and distribution. Additionally, the nearby Union Pacific MetraRail line and proximity to the Waukegan National Airport further enhance the site's appeal.



# AUCTION HIGHLIGHTS

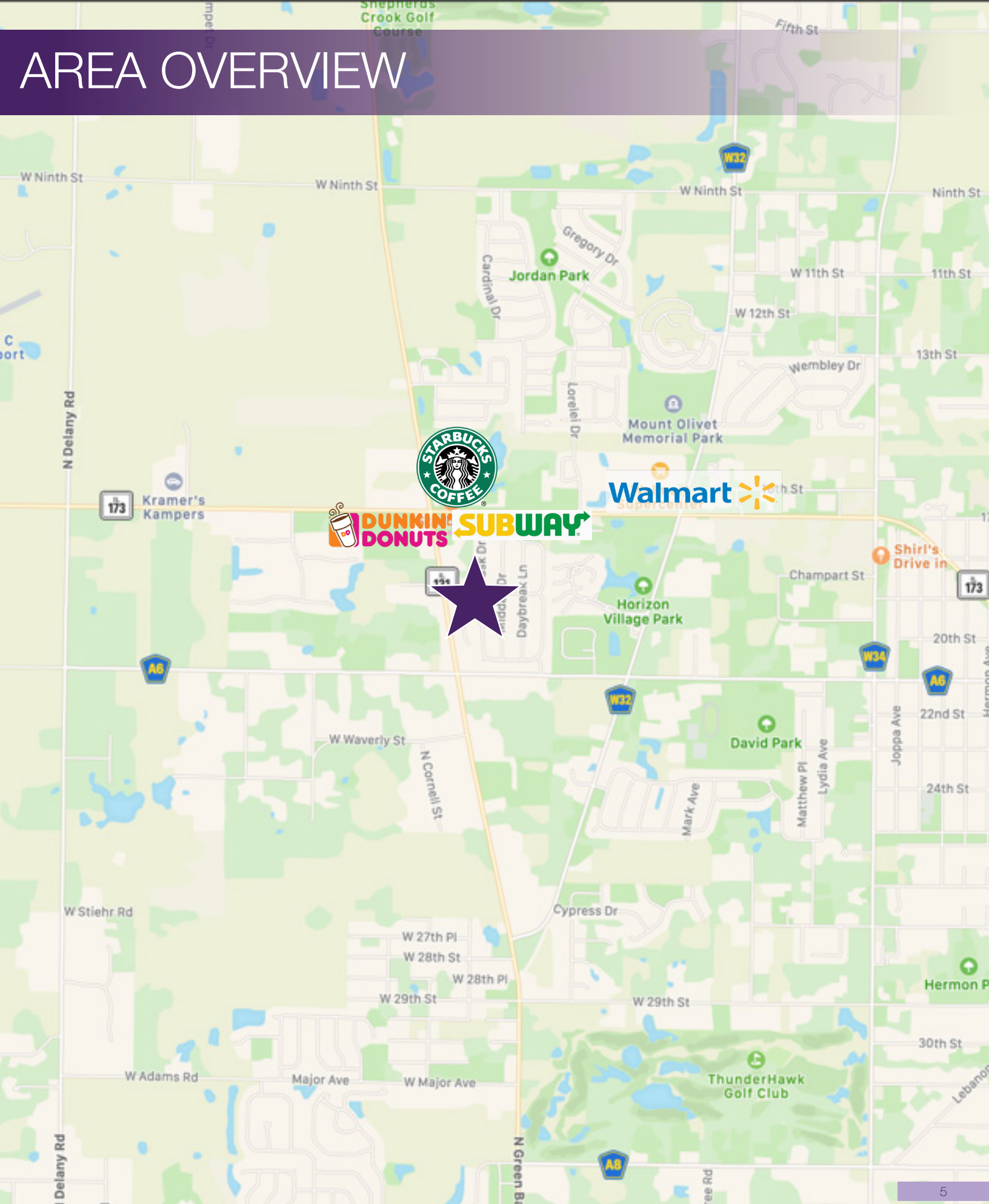
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- 10-acre development site
  - Perfect for freight and trailer parking, with potential for warehousing, logistics and light industrial operations
  - Access to municipal water, sewer, and electric to the site
  - 400' of frontage on Kenosha Road
  - Minutes from Metra rail service and accessible to O'Hare International and Milwaukee's General Mitchell airports
  - Easy access to major routes, including U.S. Route 41 and I-94 expressway
  - Businesses in the area include: Walmart, Starbucks, Dunkin', Subway along with various local manufacturers and industrial tenants
  - Zoning: Light Manufacturing District
  - Taxes (2023): \$27,064.34

# SURVEY





# AREA OVERVIEW



# DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2020 Population	8,498	43,190	80,455
2024 Population	8,626	42,570	78,936
2029 Population Projection	8,573	42,079	77,990
Annual Growth 2020-2024	0.4%	-0.4%	-0.5%
Annual Growth 2024-2029	-0.1%	-0.2%	-0.2%
<b>Households:</b>			
2020 Households	2,900	15,391	28,789
2024 Households	2,917	15,059	28,072
2029 Household Projection	2,893	14,860	27,694
Annual Growth 2020-2024	0.5%	-0.2%	-0.2%
Annual Growth 2024-2029	-0.2%	-0.3%	-0.3%
Owner Occupied Households	1,874	9,933	18,924
Renter Occupied Households	1,020	4,927	8,770
Avg Household Income	\$95,992	\$87,184	\$91,693
Median Household Income	\$85,506	\$72,961	\$74,044
<b>2024 Households by Household Inc:</b>			
Less than \$25,000	472	2,415	3,978
\$25,000 - 50,000	406	2,631	4,981
\$50,000 - 75,000	346	2,711	5,292
\$75,000 - 100,000	558	2,313	4,073
\$100,000 - 125,000	344	1,703	3,155
\$125,000 - 150,000	435	1,583	2,748
\$150,000 - 200,000	173	949	2,086
Greater than \$200,000	183	752	1,759
<b>Businesses and Employment:</b>			
Total Number of Businesses	191	1,162	2,054
Total Number of Employees	2,144	9,511	19,250

# DEMOGRAPHICS

## Consumer Spending (2024) \*in \$000s

Radius	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending (\$)</b>	<b>\$95,098</b>	<b>\$463,921</b>	<b>\$891,142</b>
<b>Apparel</b>	<b>\$5,555</b>	<b>\$26,300</b>	<b>\$49,520</b>
Women's Apparel	\$2,135	\$10,033	\$18,951
Men's Apparel	\$1,110	\$5,320	\$10,103
Girl's Apparel	\$423	\$1,945	\$3,622
Boy's Apparel	\$315	\$1,476	\$2,727
Infant's Apparel	\$272	\$1,272	\$2,343
Footwear	\$1,301	\$6,256	\$11,774
<b>Entertainment, Hobbies &amp; Pets</b>	<b>\$13,077</b>	<b>\$65,320</b>	<b>\$124,745</b>
Entertainment	\$1,736	\$8,131	\$15,837
TV, Radio & Sound Equipment	\$3,057	\$15,187	\$28,586
Reading Material	\$172	\$917	\$1,778
Pets, Toys, Hobbies	\$2,197	\$11,044	\$21,164
Personal Items	\$5,914	\$30,041	\$57,380
<b>Food &amp; Alcohol</b>	<b>\$25,852</b>	<b>\$127,492</b>	<b>\$243,205</b>
Food at Home	\$13,823	\$69,110	\$130,619
Food Away From Home	\$10,374	\$50,159	\$96,449
Alcoholic Beverages	\$1,655	\$8,224	\$16,137
<b>Household</b>	<b>\$15,114</b>	<b>\$74,546</b>	<b>\$144,209</b>
House Maintenance & Repair	\$3,396	\$18,002	\$34,615
Household Equipment/Furniture	\$5,992	\$28,886	\$55,466
Household Operations	\$4,199	\$20,407	\$39,539
Housing Costs	\$1,527	\$7,251	\$14,590
<b>Health Care</b>	<b>\$4,196</b>	<b>\$22,292</b>	<b>\$42,984</b>
Medical Services	\$2,535	\$13,223	\$25,660
Medical Supplies	\$484	\$2,491	\$4,753
Prescription Drugs	\$1,178	\$6,578	\$12,572
<b>Education &amp; Daycare</b>	<b>\$5,607</b>	<b>\$25,763</b>	<b>\$51,195</b>
Education	\$3,770	\$16,982	\$33,593
Fees & Admissions	\$1,837	\$8,782	\$17,601



# DEMOGRAPHICS

## Consumer Spending (2029) \*in \$000s

Radius	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending (\$)</b>	<b>\$102,689</b>	<b>\$497,109</b>	<b>\$954,586</b>
<b>Apparel</b>	<b>\$5,785</b>	<b>\$27,243</b>	<b>\$51,274</b>
Women's Apparel	\$2,245	\$10,484	\$19,791
Men's Apparel	\$1,169	\$5,559	\$10,540
Girl's Apparel	\$423	\$1,944	\$3,615
Boy's Apparel	\$313	\$1,461	\$2,707
Infant's Apparel	\$284	\$1,328	\$2,455
Footwear	\$1,353	\$6,468	\$12,166
<b>Entertainment, Hobbies &amp; Pets</b>	<b>\$13,485</b>	<b>\$66,895</b>	<b>\$127,817</b>
Entertainment	\$1,773	\$8,227	\$16,015
TV, Radio & Sound Equipment	\$3,103	\$15,308	\$28,813
Reading Material	\$175	\$921	\$1,791
Pets, Toys, Hobbies	\$2,208	\$11,021	\$21,133
Personal Items	\$6,226	\$31,417	\$60,066
<b>Food &amp; Alcohol</b>	<b>\$27,897</b>	<b>\$136,647</b>	<b>\$260,612</b>
Food at Home	\$14,974	\$74,401	\$140,623
Food Away From Home	\$11,202	\$53,770	\$103,371
Alcoholic Beverages	\$1,721	\$8,475	\$16,619
<b>Household</b>	<b>\$15,539</b>	<b>\$76,018</b>	<b>\$147,094</b>
House Maintenance & Repair	\$3,485	\$18,337	\$35,257
Household Equipment/Furniture	\$6,002	\$28,715	\$55,135
Household Operations	\$4,478	\$21,573	\$41,831
Housing Costs	\$1,573	\$7,393	\$14,870
<b>Health Care</b>	<b>\$4,651</b>	<b>\$24,488</b>	<b>\$47,295</b>
Medical Services	\$2,804	\$14,503	\$28,168
Medical Supplies	\$540	\$2,759	\$5,275
Prescription Drugs	\$1,307	\$7,226	\$13,852
<b>Education &amp; Daycare</b>	<b>\$6,058</b>	<b>\$27,524</b>	<b>\$54,661</b>
Education	\$4,204	\$18,737	\$37,030
Fees & Admissions	\$1,854	\$8,787	\$17,631



# AUCTION TERMS & CONDITIONS

## **PROOF OF FUNDS REQUIRED TO BID**

All bidders will be required to provide an initial earnest money deposit, either as a wire transfer or as a cashier's check payable to Millennium Properties R/E, Inc. in the amount designated in the table on the following page. Only the successful high bidder for the property will be required to tender their funds at the conclusion of the auction; all other bidders will have their funds returned to them in a timely manner.

## **BUYER'S PREMIUM**

The purchaser shall pay a premium based on a percentage of the high bid price indicated in the Agreement. The buyer's premium of six percent (6.0%) shall be added to the final bid and inserted in the Agreement to determine the total purchase price.

## **AGENCY DISCLOSURE**

Millennium Properties R/E, Inc. (Auctioneer) and all other licensees employed by or associated with the Broker, represent the Seller in the sale of these properties.

## **AUCTION FORMAT**

The sale of this property is a sealed bid auction. Bids must be received at the office of Millennium Properties R/E, Inc. by the bid deadline of June 5th, 2025 at 12:00PM.

## **ATTORNEY REVIEW RECOMMENDED**

Information contained in this brochure and all other auction-related material, such as the Bidder's Information Package, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (a) the approved Real Estate Sale Contract, as well as by (b) announcements made prior to the bid deadline.

## **OFFERING METHOD**

*Subject to Minimum Bid*

The Property is being offered subject to a Minimum Bid. It shall become an Absolute Sale upon reaching or exceeding the Published Minimum Bid.

*Reserve*

There is no Hidden Reserve for this Auction. The Property will be sold absolute upon meeting or exceeding the Published Minimum Bid.

## **EARNEST MONEY**

The Successful Bidder must increase their earnest money

deposit from the initial deposit of \$20,000 to ten percent (10%) of the total purchase price within five (5) business days following the full execution of the Contract. All of the Earnest Money shall be applied to the Purchase Price.

## **CLOSING DATE**

The sale of this property will close within 30 days of bid acceptance, at which time the purchaser will pay the balance of the purchase price.

## **TITLE INSURANCE**

The purchaser shall receive standard owner's title insurance policy showing the title to be free from all encumbrances, except permitted exceptions specified in the Agreement. If you wish to have title insurance with respect to survey matters, you must produce a survey prior to closing. If you wish to have extended title coverage, you will need to pay any costs above and beyond the provided standard owner's title insurance policy.

## **INSPECTION OF THE PROPERTY**

This property is being sold on an "AS-IS, WHERE-IS" basis. Your complete inspection of the property by your experts at the designated time prior to the auction is encouraged. Those inspecting the property assume all risks associated with any inspection.

## **BID DEADLINE**

All bids must be received at the office of Millennium Properties R/E, Inc. by 12:00PM CT on June 5th 2025. Our offices are located at 225 W Illinois, Suite 350 Chicago IL 60654. We recommend mailing bids with a tracking number or delivery certification service.

## **REAL ESTATE TAXES**

All real estate taxes due at the time of closing will be paid by the Seller including the 1st installment of 2024 taxes. The Seller will not provide a proration credit for real estate taxes.

## **BROKER PARTICIPATION INVITED**

A referral fee in the amount of two percent (2.0%) of the high bid price will be paid by Seller to the real estate agent or broker acting as a "Buyer Broker", whose Client pays for and closes on a property. To qualify for the referral fee, the real estate agent or broker must: (a) be a licensed real estate agent or broker in the state in which the property is located who will abide by the National Association of

# AUCTION TERMS & CONDITIONS

Realtors® Code of Ethics; (b) register the Client by certified mail return receipt requested, on company stationery, which must be signed by both broker and Client and confirm the “buyer-broker” arrangement (“Registration”), with Millennium Properties R/E, Inc., 225 W. Illinois Ave., Suite 350, Chicago, IL 60654. Attention: Auction Project Coordinator, at least 14 days before the date of the auction; (c) insure that the Registration is received before any inspection of the property by the Client; (d) sign in and attend a scheduled Open House with the Client; (e) attend the auction with the Client and bid with or for the Client; and (f) insure that the Buyer’s Premium is included in Real Estate Sale Contract signed by the Client. All Registrations accepted will be acknowledged by the Auctioneer. Each participating agent or broker must bring this acknowledged Registration to the auction for registration verification purposes. A complete file of the Registration on all Clients will be maintained. No Broker registration will be recognized on a Client who has previously contracted or been contacted by the Sellers, their representatives or Auctioneer. Referral fees will be paid upon closing by Sellers and receipt of all commissions by Auctioneer. Referral fees are based on the high bid amount. No referral fees will be paid by the seller, if the broker, the broker’s agents or a member of the broker’s immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not acting or participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be NO EXCEPTIONS to this procedure and no oral Registrations will be accepted. If a referring broker has not met all of these requirements, no referral fee will be paid to the referring broker, even if the referring broker’s Client purchases the property.

## DISCLAIMER

The information contained in this brochure is subject to inspection and verification by all parties relying on it. Sellers, their agents and Millennium Properties R/E, Inc. assume no liability for its inaccuracy, errors or omissions. ALL SQUARE FOOTAGE, DIMENSIONS AND TAXES IN THIS BROCHURE ARE APPROXIMATE. This offering may be withdrawn, modified or cancelled without any notice at any time and is subject to prior sale. This is not a solicitation to residents of any state where this offering is prohibited by law.

Address	Minimum Bid	Initial Earnest Money Deposit
1903 Kenosha Road Zion, IL	\$20,000	\$20,000