

0 W. MAIN STREET HUNTLEY, IL 60142

FOR SALE

MLS # 10337539

May 31, 2022



DEVELOPMENT LAND • 20.15 AC

\$1,200,000 (\$2.17 psf)

DESCRIPTION

Single Family / Multi Family Land 20.15 Total Acres (12.7 AC Net Buildable)

20.15 total acres with 12.7 net buildable. Property has two zoning uses: On the West side: SF-2 Garden Res. 5.3 – 7.9 dwellings per net acre. On the East side: MF-2 Multi Family min. 16 – 24 units per net acre (see zoning map). The parcel has approx. 1,975' of frontage on W. Main Street. Located just west of Huntley's gateway to downtown and busy Route 47 shopping, restaurants and I-90. A great place for higher density multi-family development. Utilities nearby. \$2.17 psf net buildable acres.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,362	29,463	58,388
Avg Household Income	\$75,772	\$80,723	\$96,113
Daily Traffic Counts: 12,800			

SPECIFICATIONS

Description	Development Land
Land Size	20.15 AC (Total) 12.7 AC (Net Buildable)
Topography	Flat / Sloping
Environmental Status	Phase I Available
Utilities	Nearby
Sewer/Water	Nearby
Frontage Dimensions	1,975' on Main St.
Zoning	MF-2 and SF-2 See Chart
Real Estate Taxes	\$318.58 (2021)
Possession	Closing
PIN Number	18-32-100-021

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
This document is for information purposes only. No offer of sub-agency is being made.

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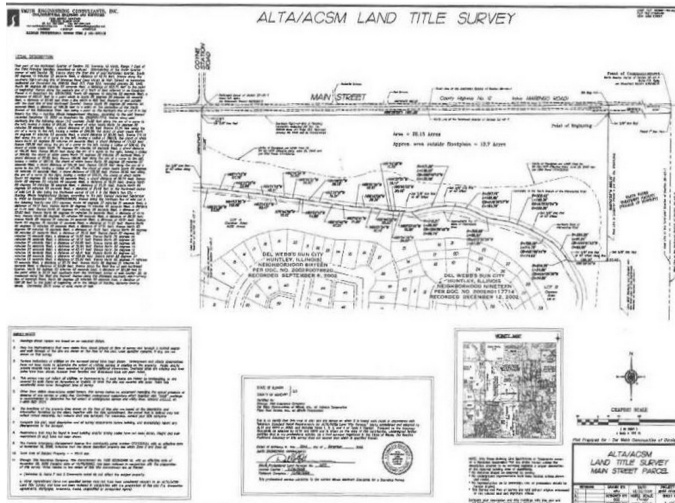
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FOR SALE

SURVEY, ZONING AND SHOPPING



PLANNED DEVELOPMENT DISTRICT

ER	ESTATE RESIDENTIAL	CO	CORPORATE OFFICE
ER-1	ESTATE RESIDENTIAL	BP	BUSINESS PARK
ER-2	ESTATE RESIDENTIAL	C-1	NEIGHBORHOOD RETAIL
SF-1	SINGLE FAMILY	C-2	REGIONAL RETAIL
SF-2	GARDEN RESIDENTIAL	P	PARKS & OPEN SPACE
MF-1	VILLA RESIDENTIAL	AD	ADULT RESIDENTIAL
MF-2	MULTI-FAMILY	MA	MULTIPLE ZONING PER AGREEMENT



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