

FOR SALE

# 4105 S ROUTE 31

Crystal Lake, IL 60012

**PRESENTED BY:**

**DAVID PERNICE**

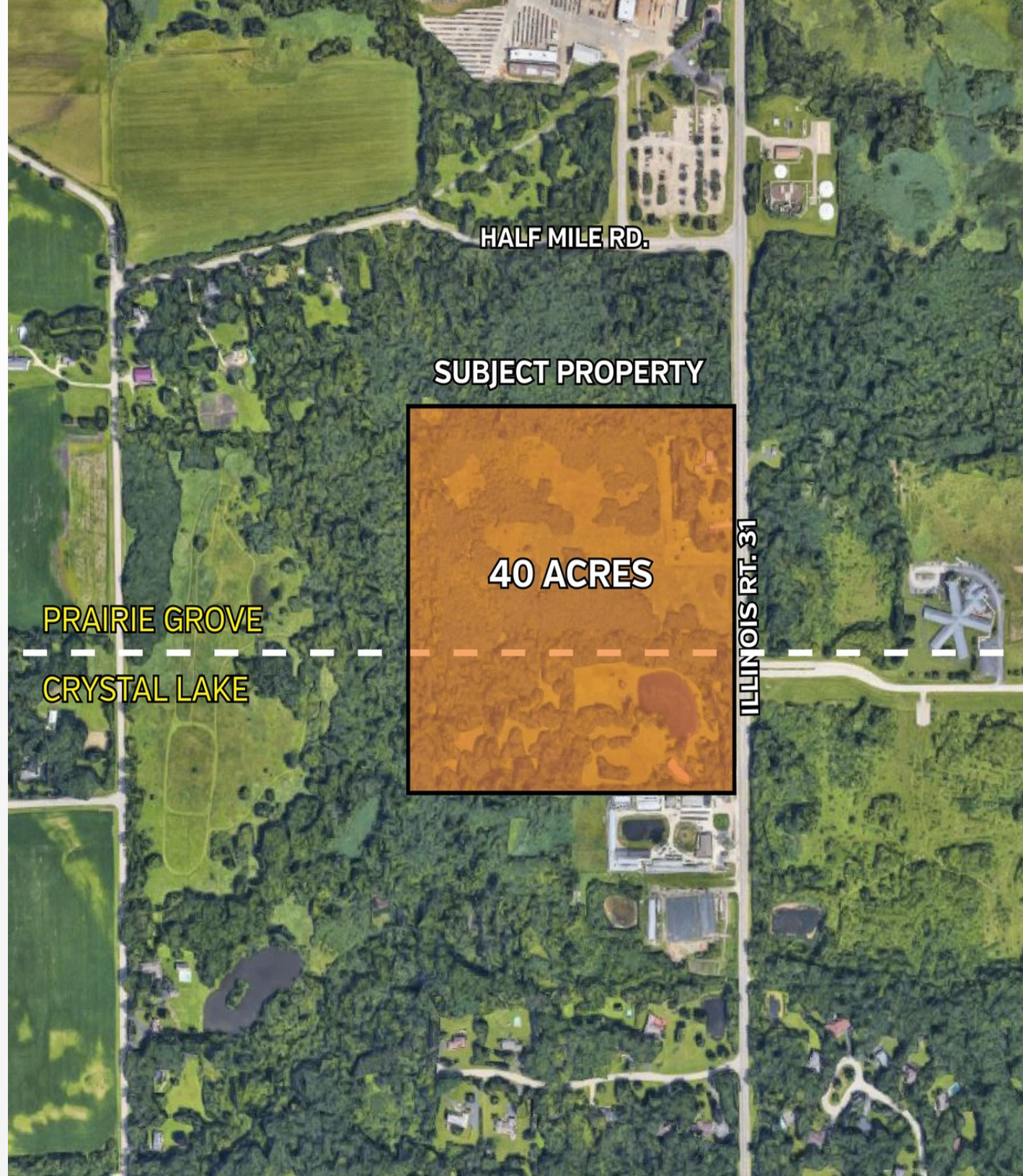
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,595,000
<b>LOT SIZE:</b>	40 Acres
<b>PRICE / ACRE:</b>	\$64,875
<b>ZONING:</b>	AGRICULTURAL / RESIDENTIAL
<b>TRAFFIC COUNT:</b>	22,000

## PROPERTY OVERVIEW

Approximately 40 AC land site at 4105 S. Rt. 31, Crystal Lake, IL is a well-positioned investment opportunity for a wide variety of potential users. Route 31 also falls under a new business development incentive program initiated by the city of Crystal Lake. The property features 1,320' of frontage along Route 31 - a road that sees over 22,000 vehicles pass by per day. Due to the high visibility of the property and potential tax and business incentives being offered, the 3-parcels site will be a coveted site for home builders developer looking to expand into a robust area with an abundant workforce.

## PROPERTY HIGHLIGHTS

- 1,320 feet of frontage on Route 31
- 22,000 VPD on Route 31
- 3 Lots
- McHenry County
- Zoned Agriculture [ Allows flexibility for many future types of development ]

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# RETAILER MAP



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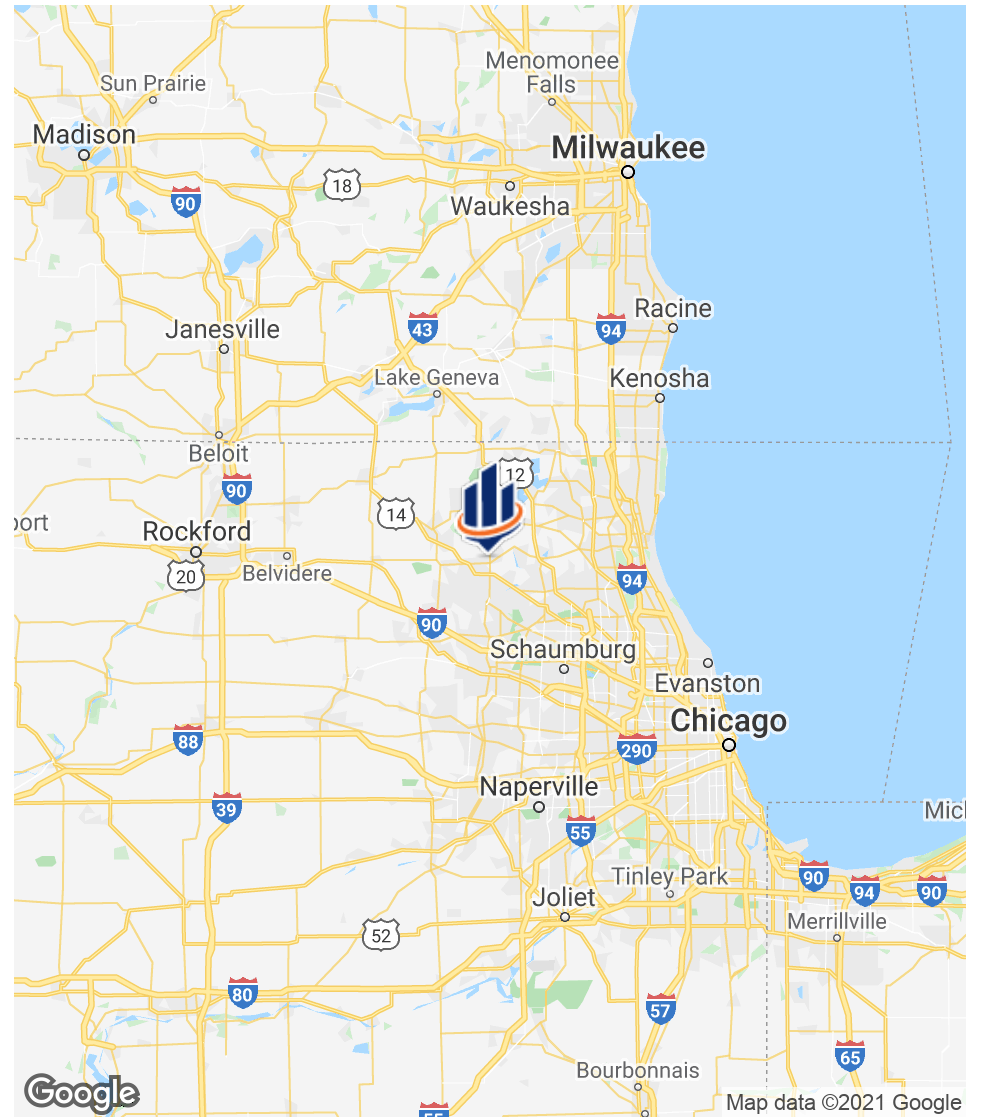
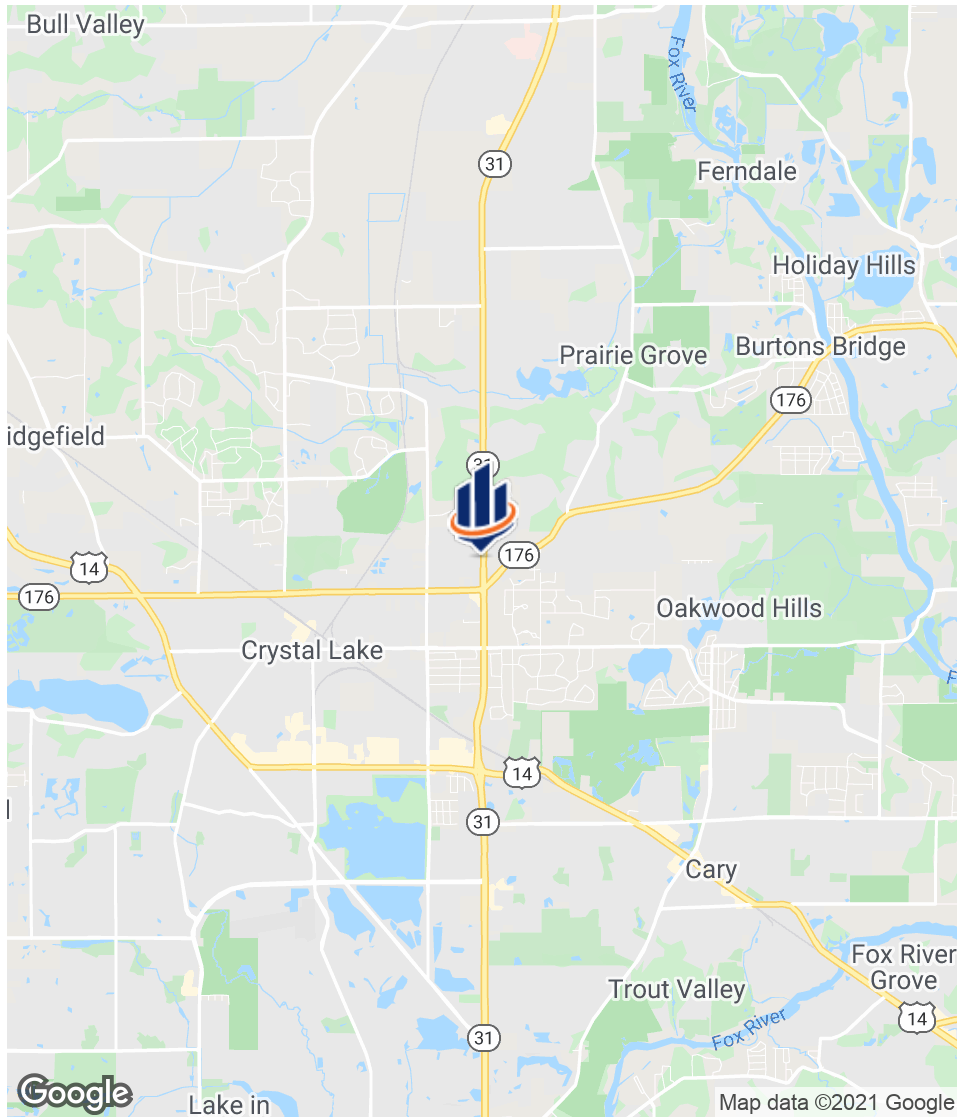
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## LOCATION MAPS



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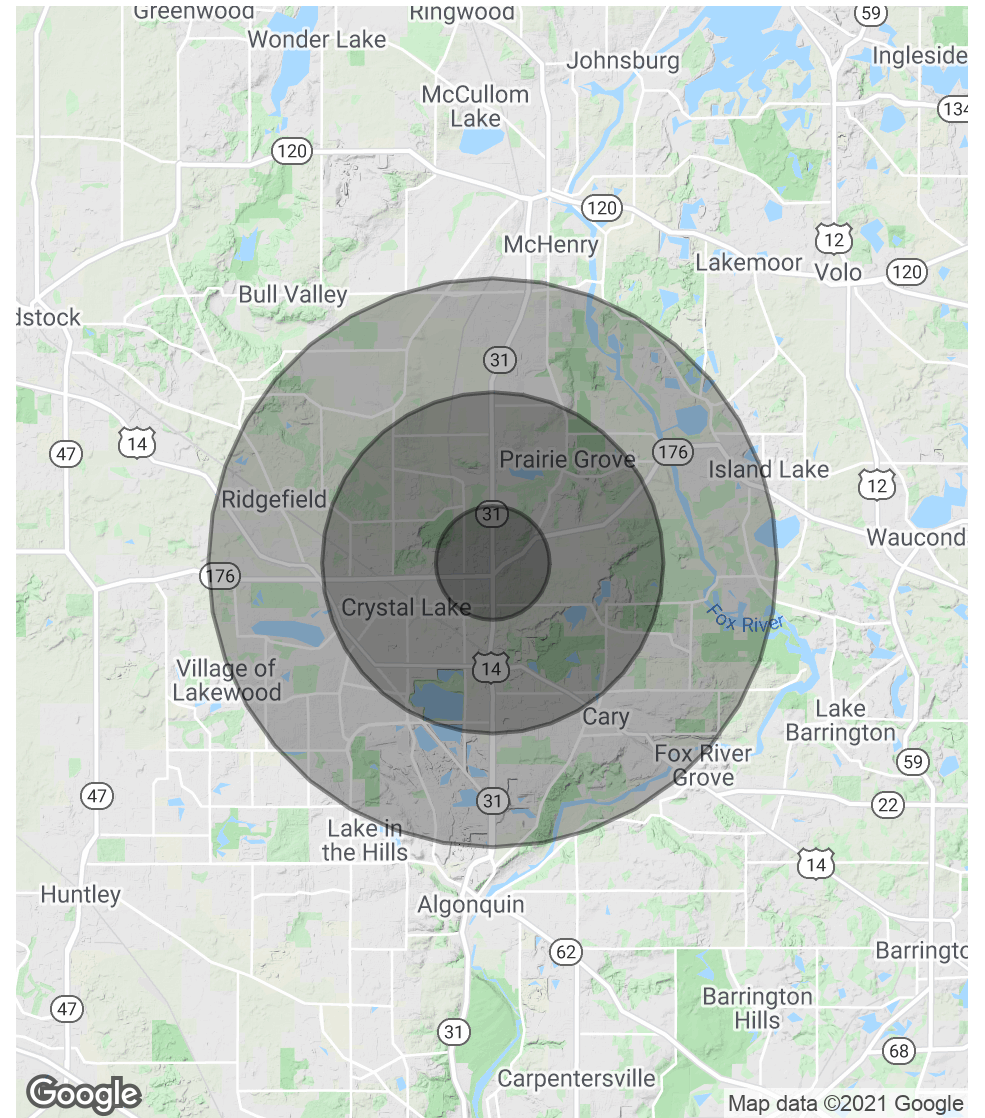
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,527	31,455	95,388
AVERAGE AGE	40.4	38.3	37.5
AVERAGE AGE (MALE)	38.5	36.2	36.1
AVERAGE AGE (FEMALE)	41.6	39.9	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,167	10,811	33,685
# OF PERSONS PER HH	3.0	2.9	2.8
AVERAGE HH INCOME	\$97,086	\$95,309	\$93,897
AVERAGE HOUSE VALUE	\$316,432	\$301,031	\$298,972

\* Demographic data derived from 2010 US Census



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## ADDITIONAL PHOTOS



For Sale Sign located on State Route 31



Pond on Property



Master Plan Concept Map

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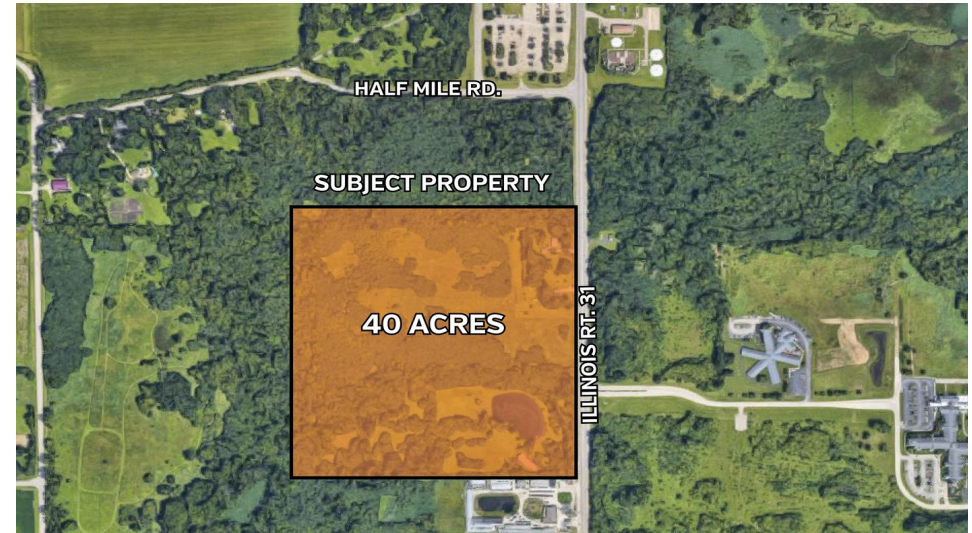
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## CRYSTAL LAKE INCENTIVE PROGRAMS

Crystal Lake is a pro-business community and they strongly advocate for business development. In an effort to attract new business to Crystal Lake and to promote continued investment by existing business, the city has started the following economic incentives programs that this investment opportunity could be eligible to take advantage of:



## TARGETED DEVELOPMENT ZONE

- Routes 14, 31, and 176
- In order to stimulate the development and redevelopment of Routes 14, 31, and 176 commercial corridors, the City Council has designated properties within these important commercial areas as Targeted Development Zones.
- Properties within these corridors will be entitled a waiver of 50% of all associated City review, permit and inspection fees for any commercial improvement values at \$250,000 or greater

## INDUSTRIAL REVENUE BONDS

- Crystal Lake has the ability to issues tax-exempt Industrial Revenue Bonds (IRB's) for manufactures to finance the acquisition of fixed assets such as land, building and equipment.
- This acts as a text exempt financing mechanism, it also allows for fixed or variable rate financing and qualifying applications can finance up to 100% of the project costs

## TIF DISTRICTS

- Tax Increment Financing (TIF) is a technique that municipalities use to attract private development and investment to areas that have not seen appropriate growth
- TIF may only be used when private development would be too difficult or costly without improvement and incentives
- Crystal Lake has three active TIF Districts and each has its own goals and objectives

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