

Route 31 Development Sale

MCHENRY, IL



KW COMMERCIAL
45 S. Park, Suite 300
Glen Ellyn, IL 60137

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MCHENRY, IL

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ROUTE 31 DEVELOPMENT SALE

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DETAILS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
TAXES:	\$865.34
LOT SIZE:	79.28 Acres
ZONING:	A-1
MARKET:	Chicago
SUBMARKET:	Far Northwest
TRAFFIC COUNT:	21,997
PRICE / SF:	\$0.72

PROPERTY OVERVIEW

4 parcels totaling just under 80 acres in McHenry just off of busy Richmond Rd. Current Agricultural use. Location just north of a subdivision - excellent opportunity for residential development, can be subdivided!

PROPERTY HIGHLIGHTS

- Almost 80 acres
- 4 parcels
- Development Opportunity

Property Details

SALE PRICE

\$2,500,000

LOCATION INFORMATION

Street Address	Route 31 Development Sale
City, State, Zip	McHenry, IL 60051
County/Township	McHenry/McHenry
Market	Chicago
Submarket	Far Northwest
Cross Streets	Johnsburg Rd / Richmond Rd
Side Of Street	Southwest
Road Type	Paved

LAND

Number Of Lots	4
Best Use	Residential Development, Agricultural Use

PROPERTY DETAILS

Property Type	Development
Property Subtype	Other
Zoning	A-1
Lot Size	79.28 Acres
APN#	09-15-200-004, 09-14-151-005, 09-15-200-007, 09-15-200-008
Traffic Count	21,997
Traffic Count Street	Johnsburg Rd / Richmond Rd



ROUTE 31 DEVELOPMENT SALE

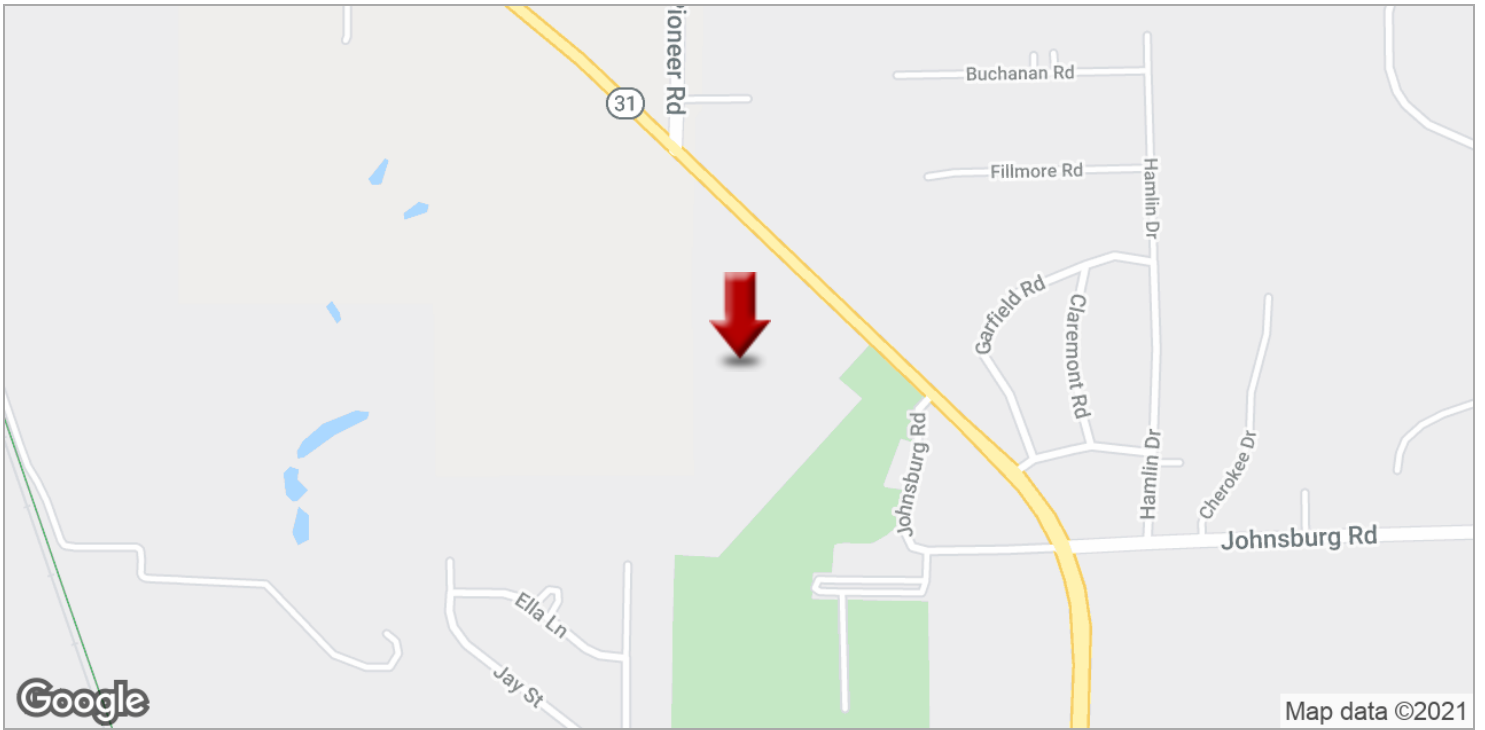
LOCATION INFORMATION

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LOCATION MAPS

RETAILER MAP

Location Maps



Retailer Map



ROUTE 31 DEVELOPMENT SALE

SALE COMPARABLES

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SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

Sale Comps



The Route 120 Farm

2014 W IL Route 120 | McHenry, IL 60051

Sale Price: \$1,824,750 **Lot Size:** 110.7 Acres
Price PSF: \$0.38 **Price / AC:** \$16,483
Closed: 07/26/2019



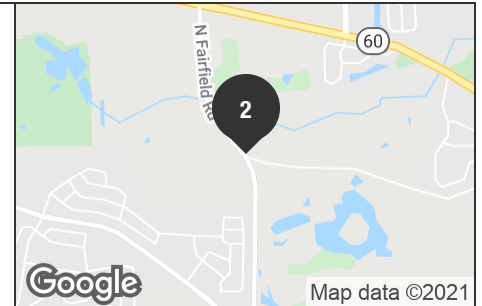
Commercial Land zoned R-1, R-3, and B-3. Owner User Sale.



30496 N Fairfield Rd

Grayslake, IL 60030

Sale Price: \$125,000 **Lot Size:** 18.67 Acres
Price PSF: \$0.15 **Price / AC:** \$6,695
Closed: 06/06/2019



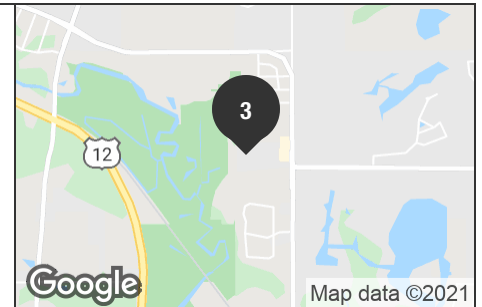
2 Star Residential land zoned AGR.



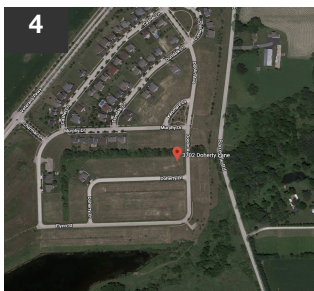
Country Club Hills Dr & N State Park Rd

Fox Lake, IL 60020

Sale Price: \$167,260 **Lot Size:** 15.8 Acres
Price PSF: \$0.24 **Price / AC:** \$10,586
Closed: 03/08/2019



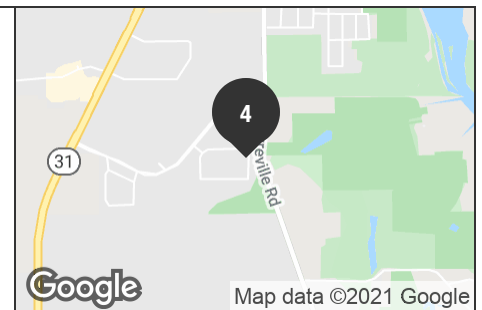
2 Star Residential Land



The Oaks at Irish Prairie

3702-3814 Doherty Ln | McHenry, IL 60050

Sale Price: \$1,290,100 **Lot Size:** 18 Acres
Price PSF: \$1.65 **Price / AC:** \$71,672
Closed: 11/20/2018



Residential Land

Sale Comps



Residential Land

64 Kent Ave

Crystal Lake, IL 60014

Sale Price: \$504,275 **Lot Size:** 21 Acres
Price PSF: \$0.55 **Price / AC:** \$24,013
Closed: 10/16/2018

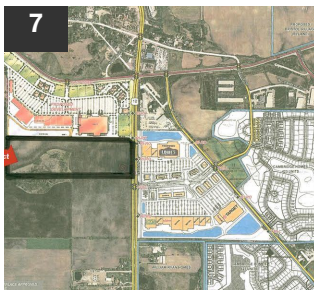


REO Sale. 2 Star Residential Land - Improved Commercial Land.

Hunter Country Club

5419 Kenosha St | Richmond, IL 60071

Sale Price: \$875,000 **Lot Size:** 109 Acres
Price PSF: \$0.18 **Price / AC:** \$8,027
Closed: 10/05/2017

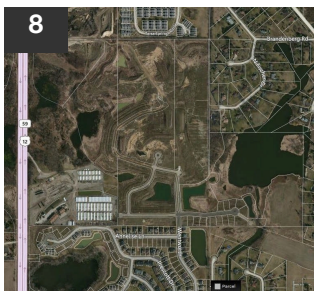
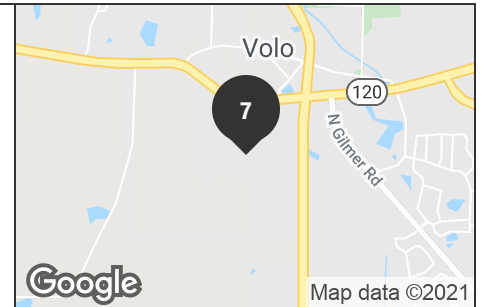


Vacant 2 Star Commercial Land zoned B6. Investment sale.

31338 N Route 12

Volo, IL 60073

Sale Price: \$560,000 **Lot Size:** 40 Acres
Price PSF: \$0.32 **Price / AC:** \$14,000
Closed: 08/15/2017

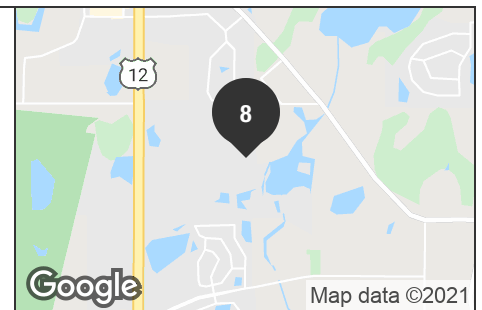


3 Star Residential Land. 245 single family lots purchased by CalAtlantic Homes. Sale price included the land and bonds.




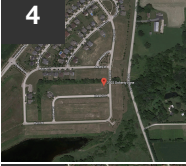




Remington Pointe North

Volo, IL 60041

Sale Price: \$2,500,000 **Lot Size:** 104.35 Acres
Price PSF: \$0.55 **Price / AC:** \$23,957
Closed: 04/17/2017



Sale Comps Summary

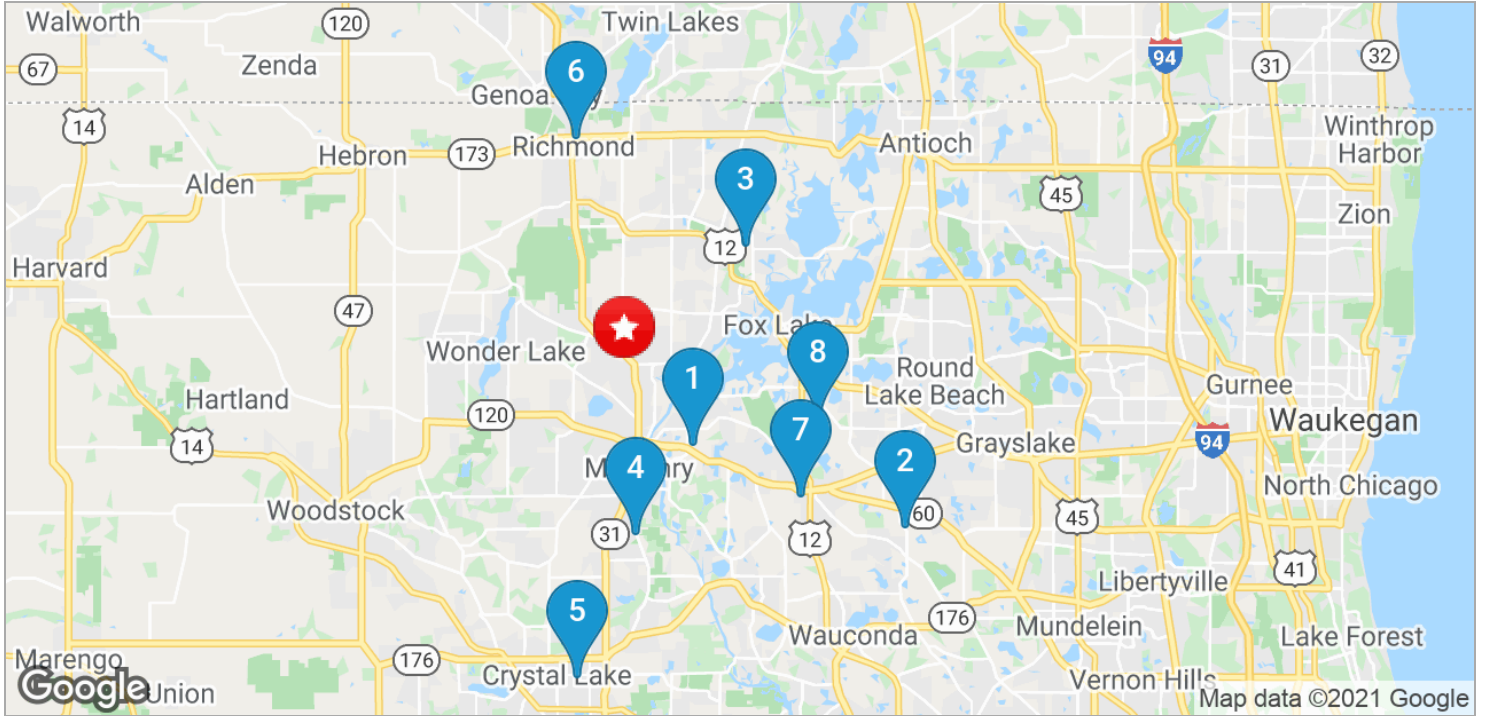
	SALE COMPS	PRICE	LOT SIZE	PRICE/SF	PRICE/AC
	The Route 120 Farm 2014 W IL Route 120 McHenry, IL 60051	\$1,824,750	110.7 AC	\$0.38	\$16,483
	30496 N Fairfield Rd Grayslake, IL 60030	\$125,000	18.67 AC	\$0.15	\$6,695
	Country Club Hills Dr & N State Park Rd Fox Lake, IL 60020	\$167,260	15.8 AC	\$0.24	\$10,586
	The Oaks at Irish Prairie 3702-3814 Doherty Ln McHenry, IL 60050	\$1,290,100	18 AC	\$1.65	\$71,672
	64 Kent Ave Crystal Lake, IL 60014	\$504,275	21 AC	\$0.55	\$24,013
	Hunter Country Club 5419 Kenosha St Richmond, IL 60071	\$875,000	109 AC	\$0.18	\$8,027
	31338 N Route 12 Volo, IL 60073	\$560,000	40 AC	\$0.32	\$14,000
	Remington Pointe North Volo, IL 60041	\$2,500,000	104.35 AC	\$0.55	\$23,957
		PRICE	LOT SIZE	PRICE/SF	PRICE/AC

Sale Comps Summary

SALE COMPS	PRICE	LOT SIZE	PRICE/SF	PRICE/AC
Totals/Averages	\$980,798	54.69 AC	\$0.41	\$17,933



Sale Comps Map



★ SUBJECT PROPERTY
Route 31 Development Sale | McHenry, IL 60051



1 THE ROUTE 120 FARM
2014 W IL Route 120
McHenry, IL 60051



2 30496 N FAIRFIELD RD
Grayslake, IL
60030



3 COUNTRY CLUB HILLS DR & N STATE PARK RD
Fox Lake, IL
60020



4 THE OAKS AT IRISH PRAIRIE
3702-3814 Doherty Ln
McHenry, IL 60050



5 64 KENT AVE
Crystal Lake, IL
60014



6 HUNTER COUNTRY CLUB
5419 Kenosha St
Richmond, IL 60071



7 31338 N ROUTE 12
Volo, IL
60073



8 REMINGTON POINTE NORTH
Volo, IL
60041

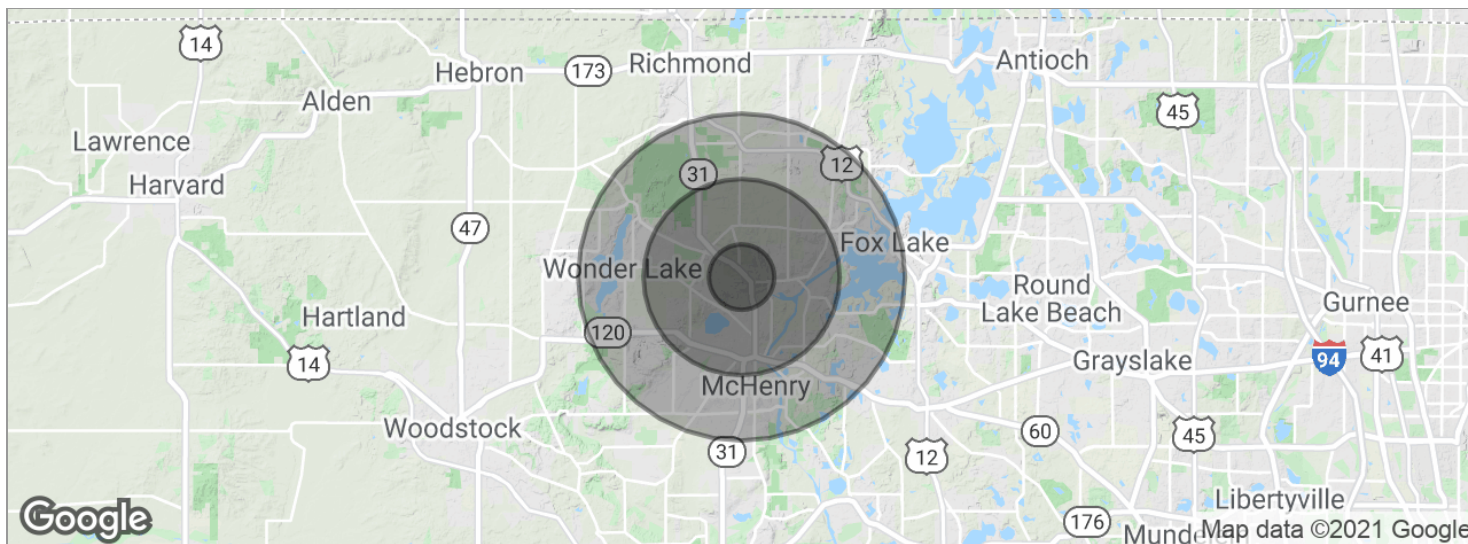
ROUTE 31 DEVELOPMENT SALE

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,552	31,568	67,885
Median age	39.1	37.2	37.9
Median age (male)	34.8	35.5	36.8
Median age (Female)	40.8	38.4	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,405	12,186	25,452
# of persons per HH	2.5	2.6	2.7
Average HH income	\$76,998	\$72,944	\$80,770
Average house value	\$280,934	\$271,883	\$289,105

* Demographic data derived from 2010 US Census

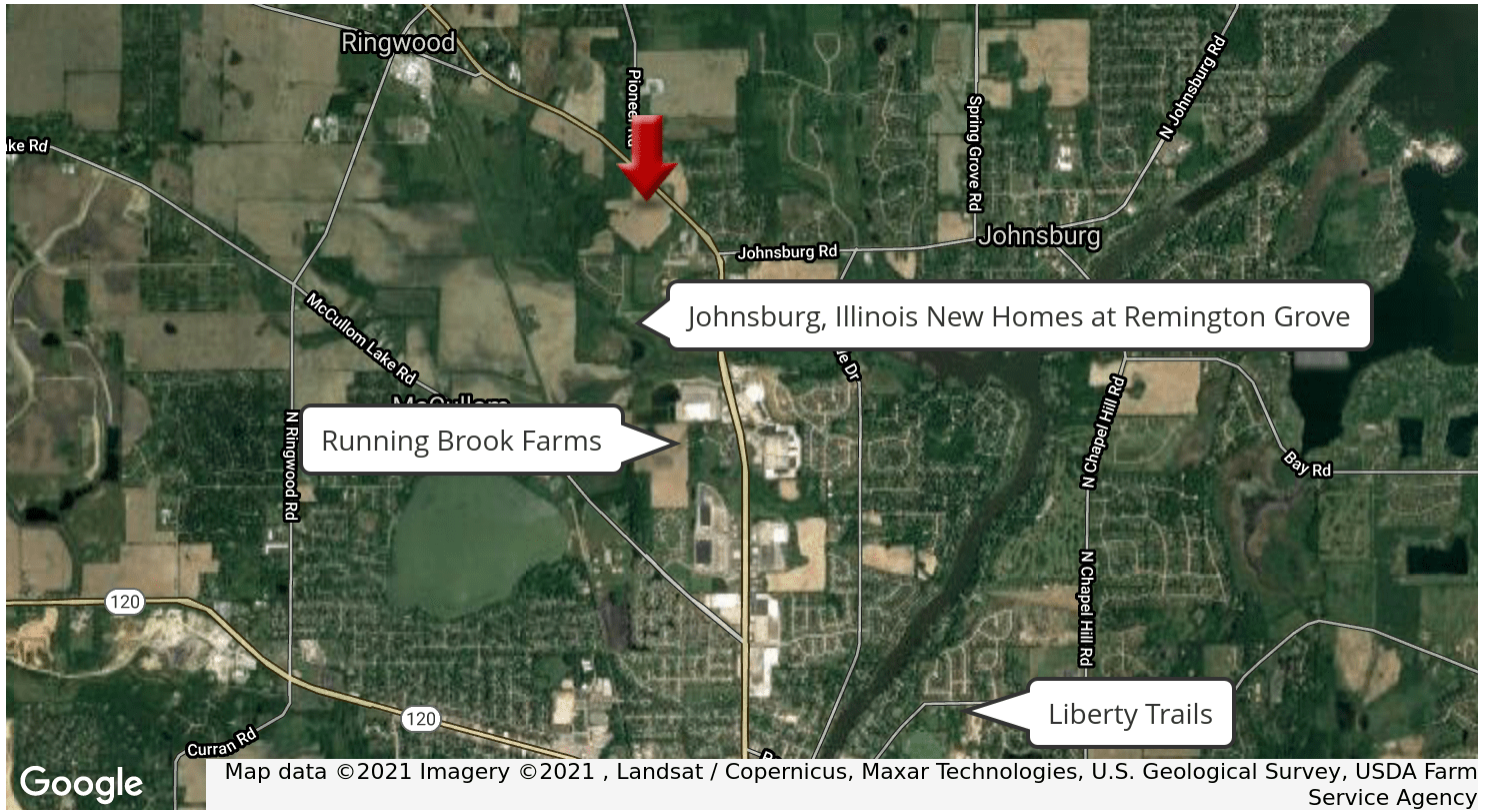
ROUTE 31 DEVELOPMENT SALE

DEVELOPMENTS

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RESIDENTIAL DEVELOPMENTS

Residential Developments



REMINGTON GROVE OF JOHNSBURG

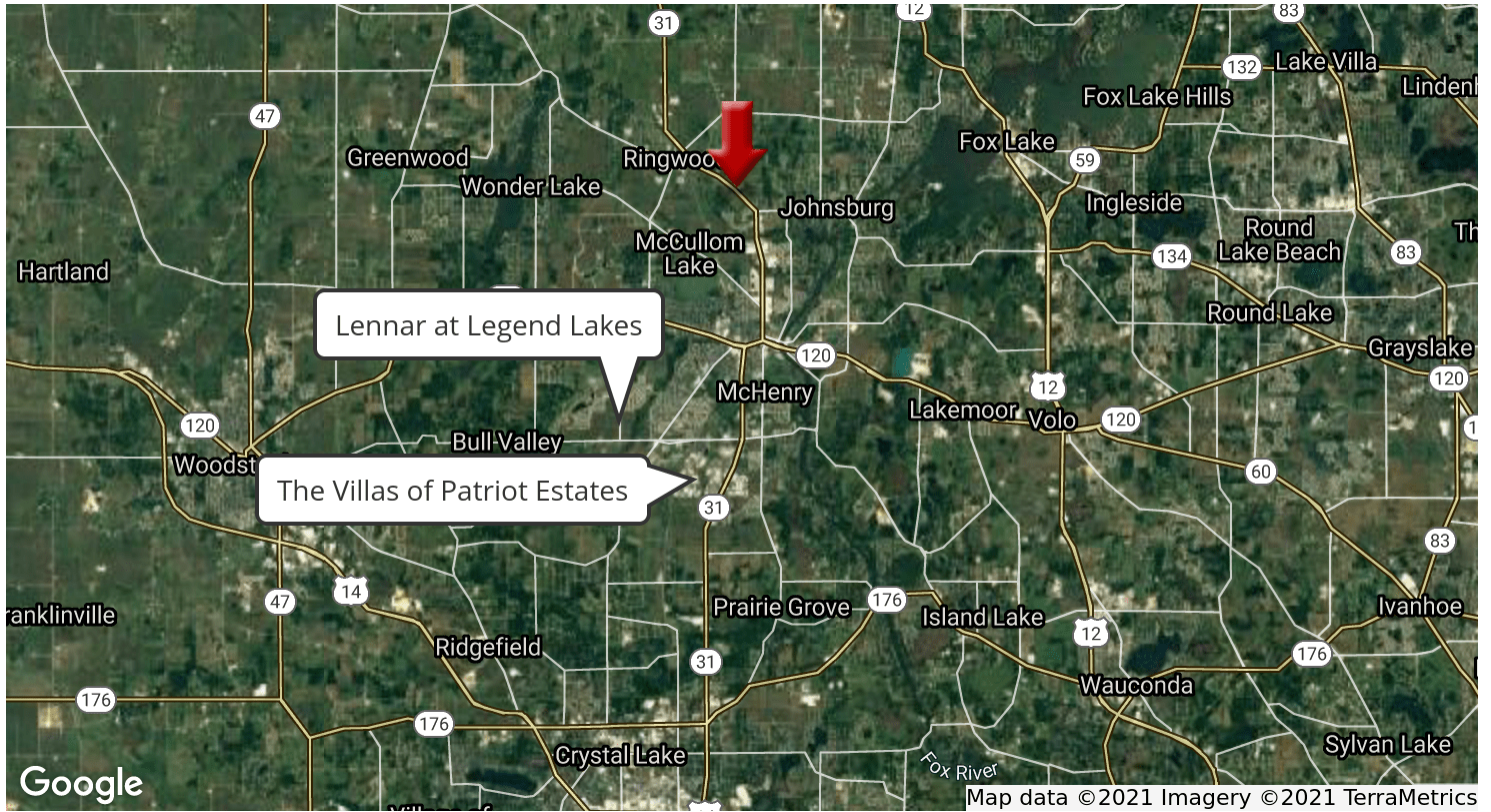
Subdivision of single family homes built starting in the late 2010's.

RUNNING BROOK FARMS

Ranch & Two-Story homes from the upper \$200's. Subdivision of single family homes by KLM Builders & Remodelers

LIBERTY TRAILS BY GERSTAD

Master-planned community in McHenry featuring ranch and two-story single family homes approximately 1,500 - 3,200 SF by Gerstad Builders.



LENNAR AT LEGEND LAKES

Two-story and ranch single family home subdivision in McHenry in the McHenry school district 156.

THE VILLAS OF PATRIOT ESTATES

Patriot Estates is an active adult community located at the corner of Bull Valley Rd and Crystal Lake Rd and consists of two neighborhoods with 101 single family homes and 100 adjoined homes in two-unit buildings.