



Downtown Development Opportunity

A blank canvas at the edge of downtown.

Miranda Alt

815-529-0777

miranda@mirandaaltteam.com

200 E Judd Street
Woodstock, IL


MIRANDA ALT
TEAM

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Executive Overview

Anchor the Next Phase of Downtown Woodstock

- 200 E Judd Street presents a rare opportunity to acquire and develop the final large-scale, transit-oriented parcel directly on the Metra rail line in downtown Woodstock. This approximately 1-acre, shovel-ready site sits steps from the historic Woodstock Square and directly across from the new MCC Catalyst Campus, positioning it at the epicenter of Woodstock's next wave of growth.
- This offering is ideally suited for high-density mixed-use, multifamily residential, boutique hospitality, or commercial development and benefits from municipal support, TIF eligibility, and unprecedented surrounding public and private investment.
- This is a high-visibility site at a key edge of downtown. It is positioned to support higher-density uses that benefit from transit access and downtown activity.

Key Points

SITE

LOCATION

±1-acre TOD site located on the Metra line, ensuring excellent connectivity and accessibility for future developments.

PROXIMITY

Just steps away from Historic Woodstock Square, offering vibrant shops, dining, and cultural experiences in the heart of downtown.

ZONING

The site features Mixed-Use zoning (MU), allowing for diverse development opportunities including residential and hospitality projects.

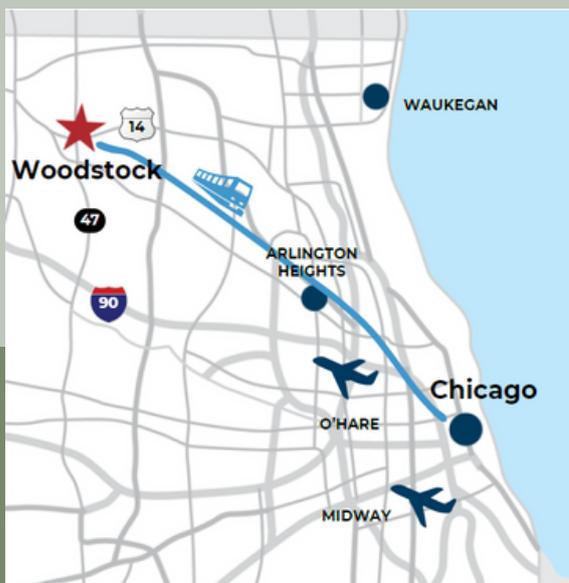
SITE & LOCATION ADVANTAGES

Zoning and Development Potential - Unmatched Downtown Positioning

The site at 200 E Judd Street is a **prime opportunity** for development, having been cleared of its previous lumberyard use. This parcel offers a blank canvas for innovative projects.

With utilities conveniently located at the lot line and mixed-use zoning, developers can explore diverse options for multifamily housing, hospitality, and commercial spaces to enhance the downtown experience.

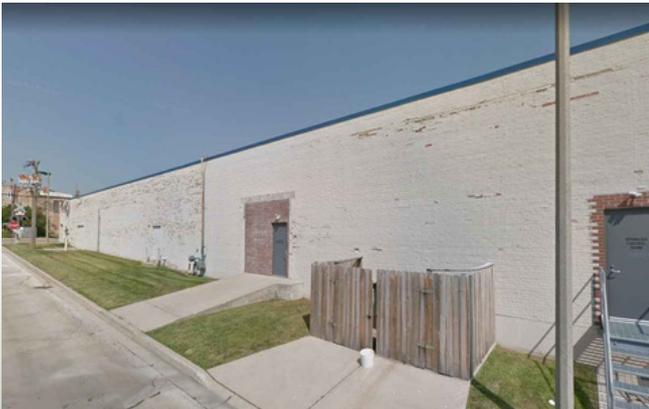
- The site is bounded by Judd Street, Madison Street, and the Northwestern Railway, creating strong visibility and a distinctive triangular footprint ideal for signature architecture.
- Transit & Accessibility - Direct adjacency to Metra rail line with service to Chicago, immediate access to Route 47 and regional roadways, and walkable urban environment with built-in pedestrian traffic.
- Expansion Opportunity The City of Woodstock has expressed openness to vacating or selling the Judd Street right-of-way, allowing a developer to potentially expand the site footprint and consolidate land up to the University Center.



CONCEPT PLANS & DEVELOPMENT FLEXIBILITY

A True Blank Canvas

BLANK CANVAS: AURORA UNIVERSITY (FROM JUDD STREET)



INSPIRATION: AGRICULTURAL THEMED MURAL

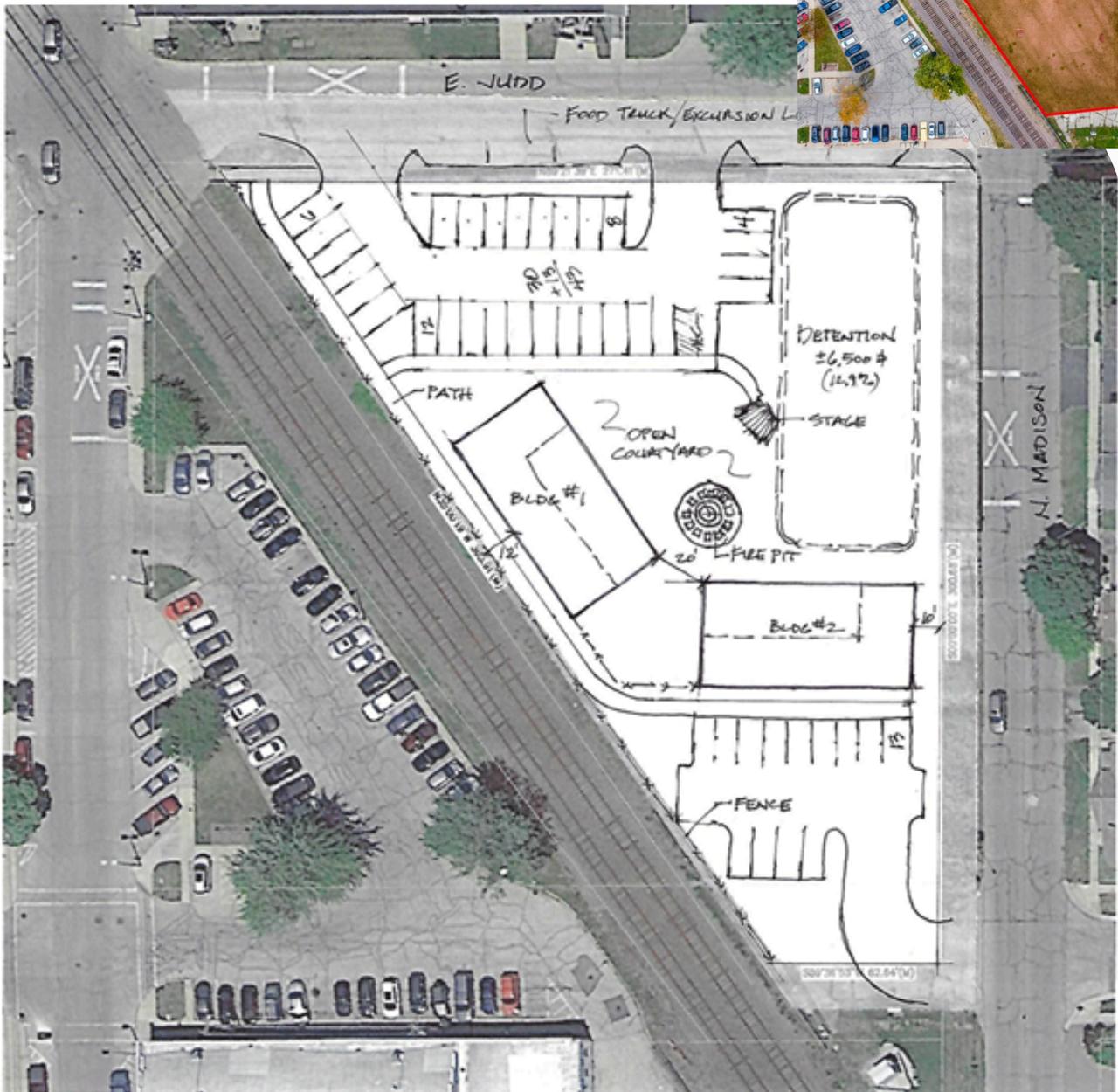


The conceptual development for 200 E Judd Street offers flexibility in design, catering to various needs. Potential uses include **multifamily residential units** alongside boutique hotels, promoting a vibrant community that enhances the downtown experience and encourages foot traffic to local businesses.

This mixed-use approach not only meets the demand for diverse living options but also supports the hospitality sector. The proposed designs encourage social interaction and create inviting spaces that seamlessly integrate with Woodstock's charming atmosphere and historical significance, appealing to both residents and visitors.

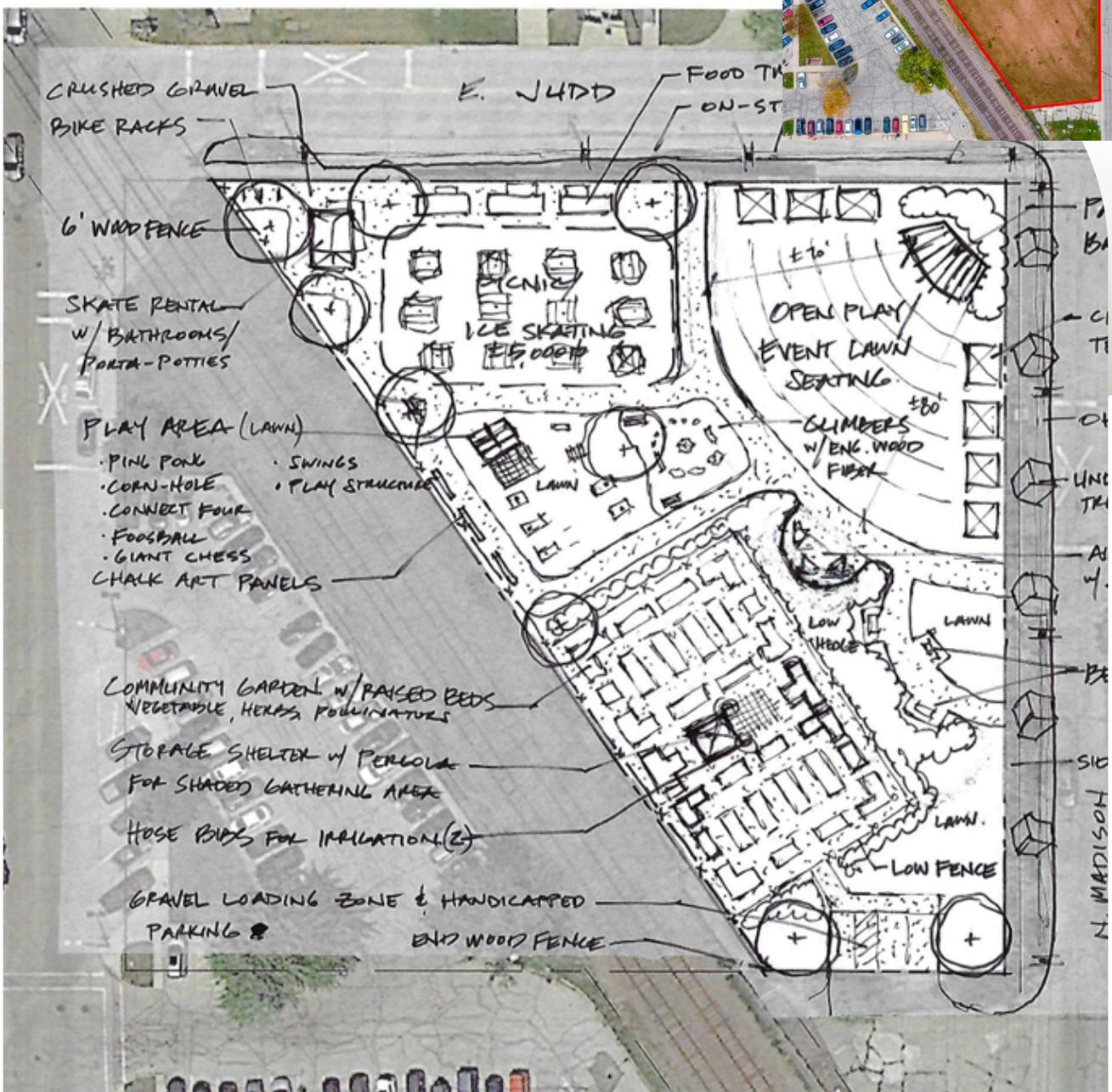
CONCEPT PLANS & DEVELOPMENT FLEXIBILITY

A True Blank Canvas



CONCEPT PLANS & DEVELOPMENT FLEXIBILITY

A True Blank Canvas



MARKET MOMENTUM & INVESTMENT PIPELINE

\$260M+ in Active Public & Private Investment

Downtown Woodstock is undergoing a historic transformation that significantly de-risks new development:

- \$140M Die Cast Redevelopment — 9-acre, 13-building multifamily project bringing hundreds of new residents downtown
- \$70M Route 47 Expansion — State-led infrastructure project including a new multi-lane roundabout at Judd Street, dramatically increasing visibility and traffic flow
- \$30M+ Historic Preservation & Cultural Investment
 - \$22M restoration of the Old Courthouse Center
 - \$4.5M modernization of the Woodstock Opera House
- \$13M Hospitality & Dining Projects — Boutique hotel and high-end steakhouse in development
- \$3.5M MCC Catalyst Campus — Newly renovated university center directly across the street

Key Points

DIE CAST

The \$140M redevelopment project revitalizes a prominent site, enhancing local economic growth and community appeal.

ROUTE 47

A \$70M expansion project improving accessibility and traffic flow, further supporting downtown development initiatives.

HISTORIC REINVESTMENT

Over \$30M directed towards historic renovations, preserving the character of downtown while attracting new investments.

DEMOGRAPHICS & DEMAND DRIVERS

Strong Fundamentals for Urban Density

- Population: **26,000+ and growing**
- Median Household Income: **\$82,287**
- High School Graduation Rate: **90%+**
- Bachelor's Degree or Higher: **31%**
- Median home price: **\$332,044**
- Median household income: **\$82,287**
- Woodstock is more attainable than Chicago and inner suburbs
- Proven demand for downtown apartments and mixed-use living
- 180,000 workers in McHenry County
- 5M workers in the Chicago metro
- 138,000+ students graduating annually from nearby colleges
- MCC Catalyst Campus offering 4-year degrees steps away
- Regional access beyond Chicago
 - Proximity to Milwaukee, Madison, Rockford
 - I-90, Route 47, Randall Road corridor access
 - Multiple airport access (O'Hare, Midway)

DEMOGRAPHICS & DEMAND DRIVERS

Strong Fundamentals for Urban Density

Woodstock is a recognized regional destination, home to:

- **A Top 20 Farmer's Market in America**
- The famous **Groundhog Day** filming locations
- A vibrant arts, dining, and cultural scene
- Woodstock Square Historic District
 - Listed on the National Register of Historic Places
- 50+ restaurants, coffee shops, and boutiques
- Cultural anchors:
 - Woodstock Opera House
 - Stage Left
 - Old Courthouse Center
- Extensive parks, trails, and open spaces
- Nearby state parks and outdoor recreation

These factors drive consistent foot traffic, tourism, and sustained residential demand.

Key Points

CATALYST

CAMPUS

The MCC Catalyst Campus provides educational opportunities and draws traffic, enhancing local residential demand.

TOURISM

The downtown area attracts visitors year-round, supporting local businesses and boosting hospitality demand.

METRA

ACCESS

Convenient Metra access to Chicago makes Woodstock an attractive location for commuters and residents alike.

MUNICIPAL SUPPORT & FINANCIAL INCENTIVES

A Pro-Business Development Environment

- **TIF Eligibility:** Capture future tax increment to offset development costs and improve returns
- **Streamlined Permitting:** City support for projects aligned with long-term planning goals
- **Public-Private Partnership Mindset:** Woodstock leadership actively seeks qualified development partners
- **New Downtown Master Plan (2025–2026):** Prioritizes density, walkability, and Judd Street corridor growth
- **Business-friendly climate with:**
 - Enterprise Zone incentives
 - Tax Increment Financing (TIF)
 - Responsive, partnership-driven city staff

This is a municipality positioned for growth — and prepared to partner.

TARGETED OPPORTUNITY: LOCAL DEVELOPERS & HOSPITALITY GROUPS

Built for Developers Who Know the Market

This site is uniquely positioned for local and regional developers who understand the value of being first to market in a growing downtown core.

With zoning already in place, utilities at the lot line, and a cooperative municipality, 200 E Judd Street allows experienced developers to move quickly from concept to construction.

Why Local Developers Win Here:

- Familiar zoning and entitlement environment
- Predictable approval process with a pro-growth city staff
- Ability to leverage local contractors and consultants
- Scalable project size ideal for phased or single-entity development

This is a site where local expertise becomes a competitive advantage.

A RARE ALIGNMENT

Strategic Support for Developers

200 E Judd Street represents a rare alignment of location, timing, municipal support, and financial incentives.

For local developers, it offers a manageable yet high-impact project in the heart of downtown.

For hospitality groups, it offers a walkable, transit-served site in a community actively investing in tourism and placemaking.

Opportunities like this do not repeat.



SITE DEVELOPMENT & FRAMEWORK

Site Overview

200 E Judd Street represents a rare, transit-oriented development opportunity at the edge of downtown Woodstock. The ±1-acre site is fully cleared, served by municipal utilities, and positioned directly along the Metra rail line, steps from the Historic Woodstock Square and directly across from the MCC Catalyst Campus.

- **Site Area:** ±1.0 acre
- **Zoning:** Mixed-Use (MU)
- **Status:** Cleared, shovel-ready former lumberyard
- **Utilities:** Municipal utilities available at or adjacent to the site
- **Transit:** Direct adjacency to Metra rail service to Chicago

Zoning & Permitted Uses

The Mixed-Use (MU) zoning supports a broad range of development types consistent with downtown and transit-oriented planning goals.

Typical Permitted Uses Include:

- Multifamily residential
- Boutique hotel or extended-stay hospitality
- Ground-floor retail, restaurant, café, or service uses
- Office or flex commercial space
- Live-work and mixed-use configurations

Conceptual Development Capacity

The site supports higher-density, mid-rise development consistent with surrounding downtown investment.

Conceptual Metrics (Planning-Level Only):

- Estimated Unit Range: ±80–120 units (depending on unit mix and parking strategy)
- Building Height: Consistent with downtown and TOD precedents (subject to City review)
- Development Formats: Multifamily, hospitality, or hybrid mixed-use

Parking & Access Considerations

The site's location supports flexible parking solutions.

- On-site surface or structured parking
- Potential shared parking opportunities
- Transit-oriented parking reductions may be available (subject to approval)

Access is provided via Judd Street and Madison Street, with strong visibility and a distinctive triangular footprint ideal for signature architecture.

MARKET SUPPORT & EXECUTION ADVANTAGES

Municipal Support & Incentives

Woodstock maintains a pro-business, partnership-driven development environment.

- Eligible for Tax Increment Financing (TIF)
- City support for projects aligned with long-term downtown goals
- Experience with public-private partnerships
- Predictable entitlement and review process
- The City has also expressed openness to exploring a potential vacation or sale of the Judd Street right-of-way, allowing for possible site expansion.

Market Fundamentals

Woodstock combines strong demographics with attainable housing costs, supporting sustained residential and hospitality demand.

Key Indicators

- **Population:** 26,000+
- **Median Household Income:** \$82,287
- **Median Home Price:** \$332,044
- **High School Graduation Rate:** 90%+
- **Bachelor's Degree or Higher:** 31%

Downtown Woodstock is a regional destination known for its arts, dining, festivals, and nationally recognized farmer's market.

Workforce & Talent Pipeline

The site benefits from immediate access to a deep labor pool.

- 8,000+ jobs located in Woodstock
- 180,000 workers in McHenry County
- 5M workers in the greater Chicago metro region
- 138,000+ students graduating annually from nearby colleges

Education Access

- MCC Catalyst Campus directly across the street
- Downtown four-year degree programs offered through multiple universities

Regional Connectivity

- Metra rail service to Chicago (Ogilvie Station)
- Immediate access to Route 47 and regional roadways
- Proximity to I-90 and the Randall Road corridor
- Convenient access to O'Hare and Midway airports

Why This Site Works

Define the Next Chapter of Downtown Woodstock

Transform the city's most coveted vacant land into the heartbeat of its future.

This prime development site represents the last major Metra-adjacent parcel in downtown Woodstock, offering a rare opportunity to build within a highly walkable, transit-oriented, mixed-use environment. The city is actively seeking to partner with qualified developers to capitalize on the significant public and private investments already transforming the surrounding neighborhood.

Next steps for your team:

1. Review survey, zoning, and utility availability.
2. Discuss concept direction and site assembly options (including potential right-of-way vacation).
3. Request TIF district information and process overview.
4. Schedule a site walk.

Contact:



Miranda Alt Team, Keller Williams Success Realty

815.529.0777

miranda@mirandaaltteam.com



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ChooseWoodstock.com

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