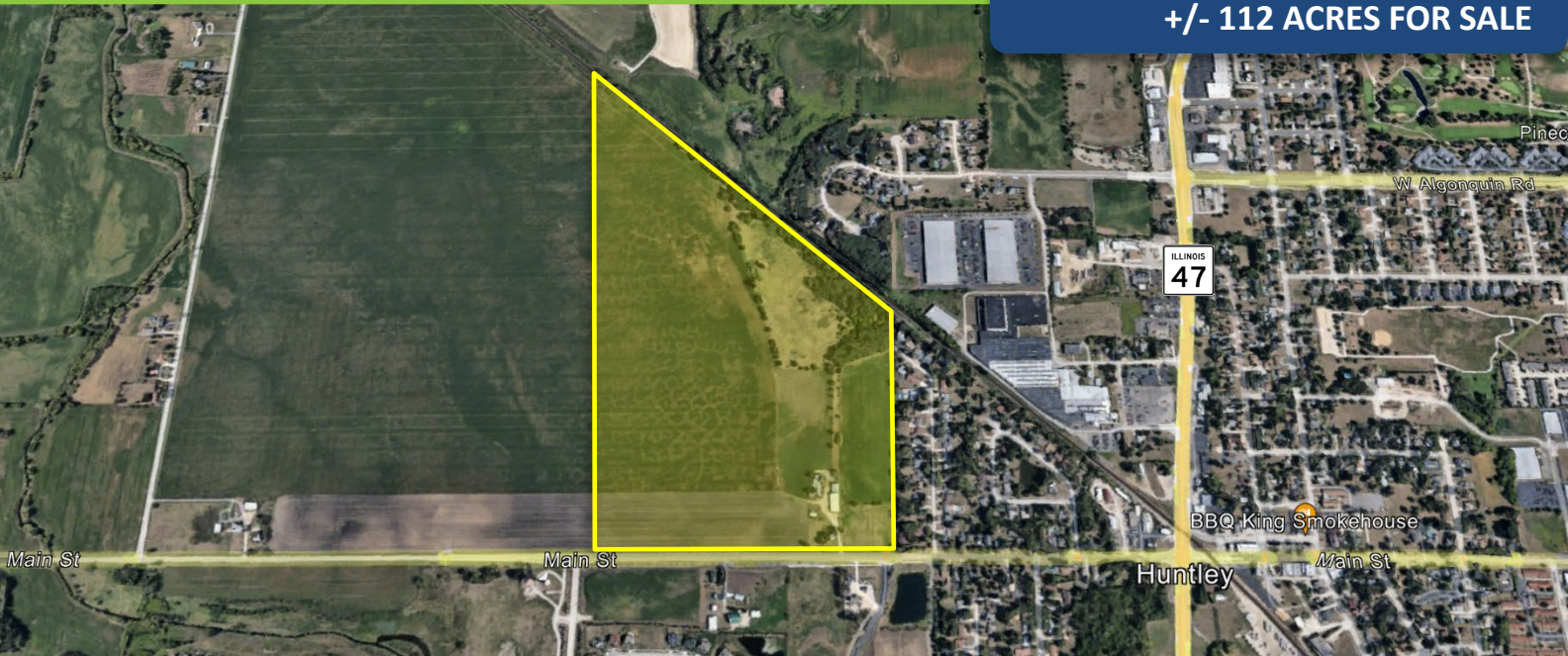


12220 Main St, Huntley, IL

DEVELOPMENT PARCEL

+/- 112 ACRES FOR SALE



PROPERTY FEATURES

- Located on the north side of Main Street immediately west of Rt. 47
- Walking distance to downtown Huntley
- 1300' of frontage on Main Street
- No SSA or county impact fees, but subject to a recapture agreement.
- Part of a larger 413 acres, can be subdivided
- 24-acre wetland in the northeast corner of the site
- Easy Access to I-90 via Rt. 47 – Four-way interchange
- Utilities to site & PEs available
- Potential future Metra station on north side of the site

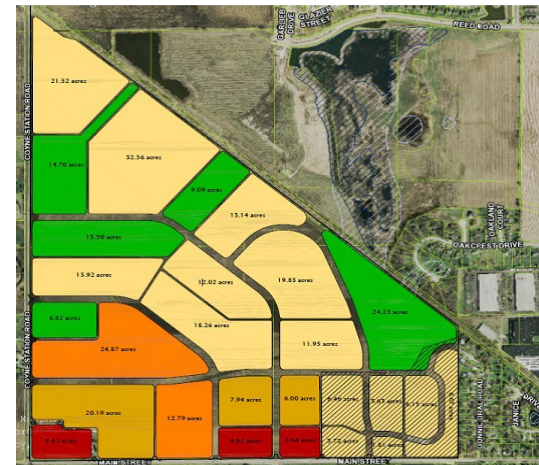
AVAILABLE: +/- 112 Acres

ZONING: AG

PIN: 18-29-401-008, 18-29-401-007, 18-29-200-002

RE TAXES: \$5,219/year (2021)

SALE PRICE: \$8,176,000 (\$73,000/Acre)



Contact:

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3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

12220 Main St, Huntley, IL

+/- 112 ACRES FOR SALE

Potential
Metra Station



Downtown
Huntley



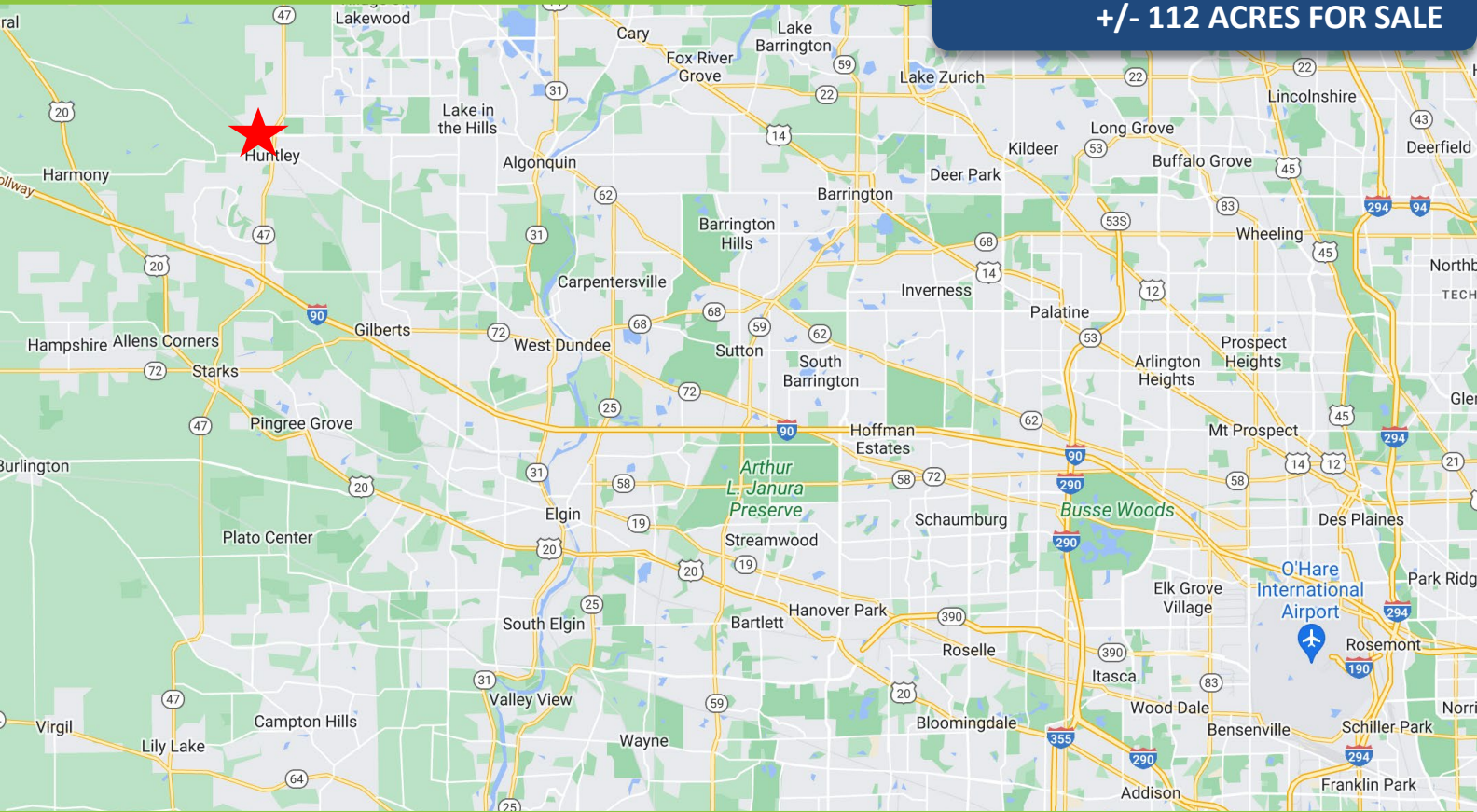
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LOCATION

- Low tax McHenry county—Grafton Township
- Walking distance to downtown Huntley
- Convenient access to I-90 via Route 47
- Growing economy with major investments from Amazon, Weber, and Northwestern Hospital



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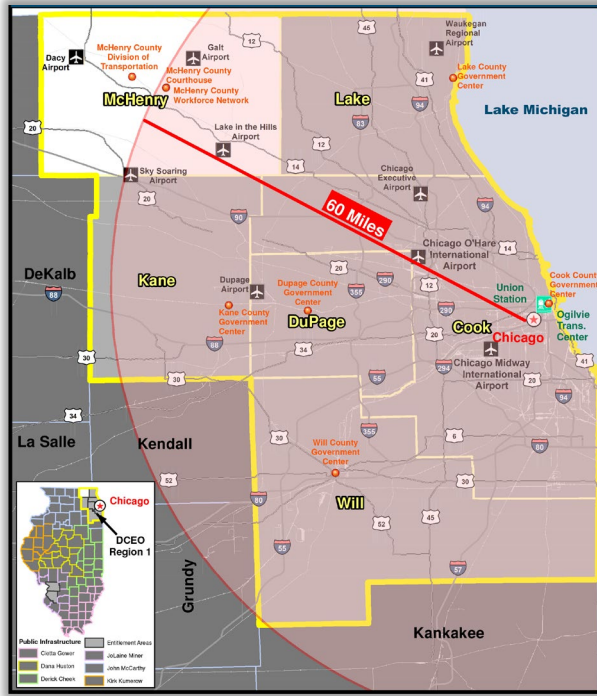
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MCHENRY COUNTY

Strategically located on the Illinois/Wisconsin border, McHenry County lies in the center of the Chicago, Milwaukee and Rockford business triangle providing the transportation, labor and utility benefits of the Chicagoland region. With a solid financial structure, abundant open land and move-in ready business parks, McHenry County boasts an educated and skilled workforce to serve vibrant, innovative and expanding industries.



Diverse Industry Mix

Advanced manufacturing, electronics, medical device and agriculture with high tech and innovative companies, business parks, supply chain access to Chicago metro's 6 county area as well as Milwaukee metro area.



Educated Workforce

Highly educated workforce with 92% HS graduate or higher; 32.2% BA degree or higher; educational opportunities at colleges and universities; workforce training a priority.



Extensive Transportation

Access to 3 airports – Chicago O'Hare, cargo hubs at both Chicago Rockford and Milwaukee International Airports; Class A rail and high capacity roadways.



Varied Housing Options

Vintage homes, riverside condos, country estates, unique neighborhoods in 30 family friendly towns and villages with America's Midwest work ethic and values.



Excellent Quality of Life

Multiple recreational adventures with private and public golf courses, boating, fishing, cultural activities, open space and seasonal change.



Reliable Utilities

Top performing electric reliability with business incentive programs; cost effective, and responsive providers.



Medical and Healthcare Facilities

Community based health care systems, leading edge technology, easy access to renowned medical centers in Illinois and Wisconsin.



Business Friendly Communities

Responsive local and county governments who understand the value of consensus building for the future, solid financial structure with an AAA bond rating.

Source: McHenry county EDC

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