



# 3712 Three Oaks Road, Cary

46 prime acres zoned light industrial/multi-use



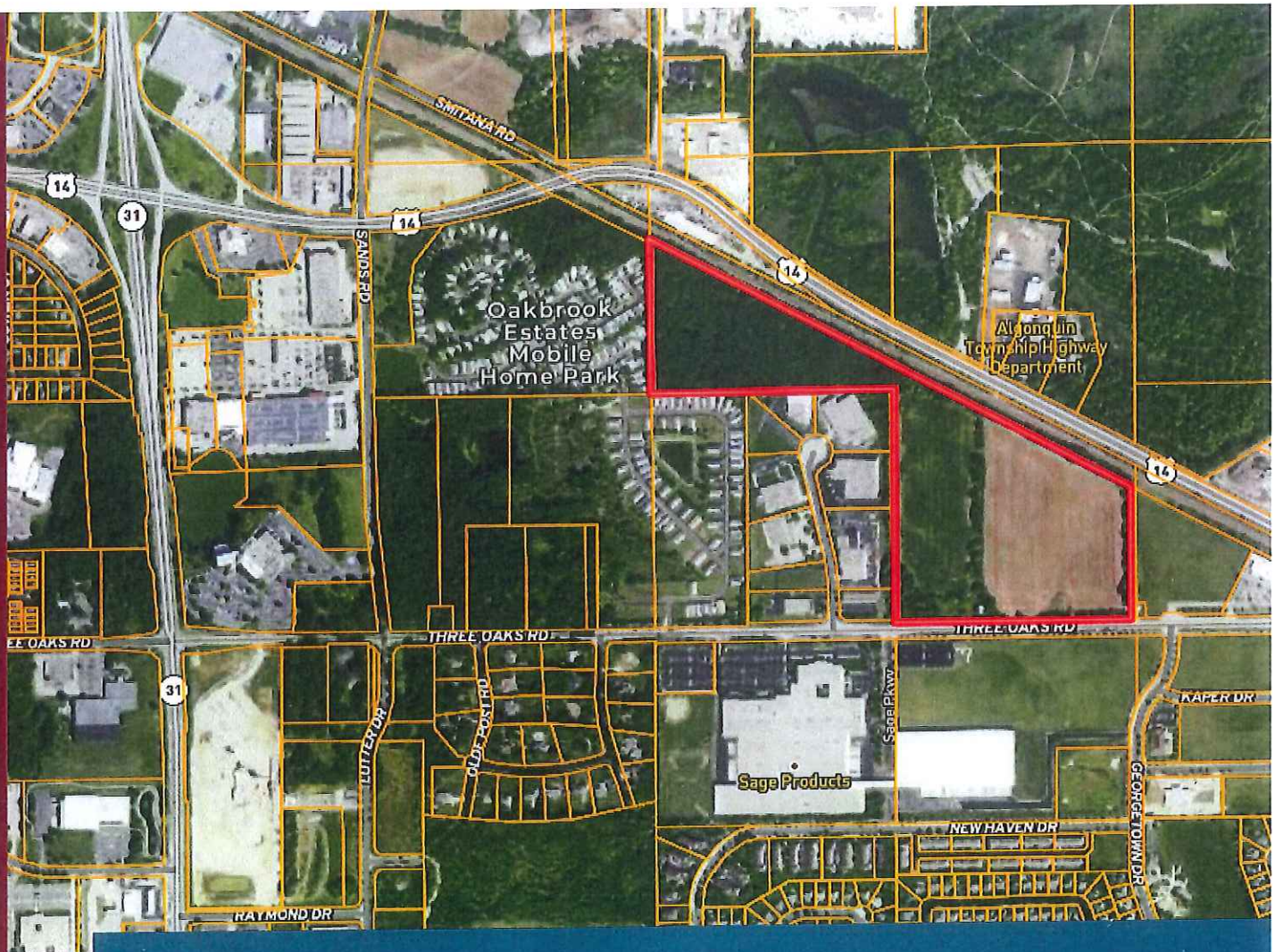
US Rte 14 NW HWY • Union Pacific NW Rail • SE View

Presented by S. "Lynn" Klotz

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

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Location...Location...Location!



46 Prime acres zoned light industrial in McHenry County. Great mixed use potential in and extremely high growth corridor. Ready for development in Cary! Across the street from Stryker Corporation and just down the street from the Holiday Inn and the New Mercy Hospital. Water and sewer are located adjacent to the subject property. Currently in Cary's F.P.A. This is a wonderful opportunity! Second pin number is 1911100026 Please do not walk or drive into the property, tenants rights.





Virtual Tour

**Land**  
Status:  
Area:  
Address:  
Directions:

**ACTV**  
**13**

**3712 Three Oaks Rd , Cary, IL 60013**  
**Route 31 to Three Oaks Rd., property located before Rt. 14**

Closed:  
Off Market:  
Dimensions:  
Ownership:  
Corp Limits:  
Coordinates:  
Rooms:

**1292.95X1320X1320X830X1450X764.48**  
**Fee Simple**  
**Unincorporated**  
**N:24 W:32**

Bedrooms:  
Basement:

Buyer Ag. Comp.: **1% (% of Net Sale Price)**  
Mobility Score: -

MLS #:  
List Date:  
List Dt Rec:

**11838049** List Price: **\$6,879,000**  
Orig List Price: **\$6,879,000**  
Sold Price:

Contract Date:  
Financing:

Subdivision:  
Township:

**Algonquin**

Bathrooms  
(full/half):  
Master Bath:  
Bmt Bath:

/

**No**

Rental Price:

Rental Unit:

Lst. Mkt. Time: **45**

Concessions:

Contingency:

County:

**Mc Henry**

# Fireplaces:

Parking:

Garage Type:

# Spaces: **0**



Remarks: **LOCATION...LOCATION...LOCATION!! 46 Prime acres zoned light industrial in McHenry County. Great mixed use potential in and extremely high growth corridor. Ready for development in Cary! Across the street from Stryker Corporation and just down the street from the Holiday Inn and the New Mercy Hospital. Water and sewer are located adjacent to the subject property. Currently in Cary's F.P.A. This is a wonderful opportunity! Second pin number is 1911100026 Please do not walk or drive into the property, tenants rights.**

School Data

Elementary: **Coventry (47)**

Junior High: **Hannah Beardsley (47)**

High School: **Prairie Ridge (155)**

Assessments  
Special Assessments: **No**  
Special Service Area: **No**

Tax  
Amount: **\$4,019.52**  
PIN: **1911100023**  
Mult PINs: **Yes**  
Tax Year: **2022**  
Tax Exmps: **None**

Miscellaneous  
Waterfront: **No**  
Acreage: **46**  
Appx Land SF:  
Front Footage: **1292**  
# Lots Avail:  
Farm: **Yes**  
Bldgs on Land?: **Yes**

Zoning Type: **Industrial**  
Actual Zoning:

Laundry Features: <span class="value" \$addtruncate>

Lot Size: **25.0-99.99 Acres**

Lot Size Source: **County Records**

Pasture Acreage:

Tillable Acreage:

Wooded Acreage:

Lot Desc:

Land Desc: **Dimensions to Center of Road**

Land Amenities:

Farms Type:

Bldg Improvements:

Current Use: **Agricultural/Land Only**

Potential Use:

Location:

Known Liens:

Ownership Type:

Frontage/Access: **City Street, Public Road, Signal Intersection, Township Road, Outer Road Access, Paved**

Driveway:

Road Surface: **Asphalt, Concrete**

Rail Availability: **Potential**

Tenant Pays:

Min Req/SF (1):

Min Req/SF (2):

Other Min Req SF:

Lease Type:

Loans:

Equity:

Relist: <span class="value" \$addtruncate>

Seller Needs: **Tax Deferred Exchange**

Seller Will:

Type of House:

Style of House:

Basement Details:

Construction:

Exterior:

Air Cond:

Heating:

Utilities to Site: **Electric to Site, Gas to Site, Sanitary Sewer Nearby, Water-Municipal, Sewer-Public**

General Info: **School Bus Service, Commuter Bus, Commuter Train**

Backup Package: **Yes**

Backup Info:

Possession: **Closing**

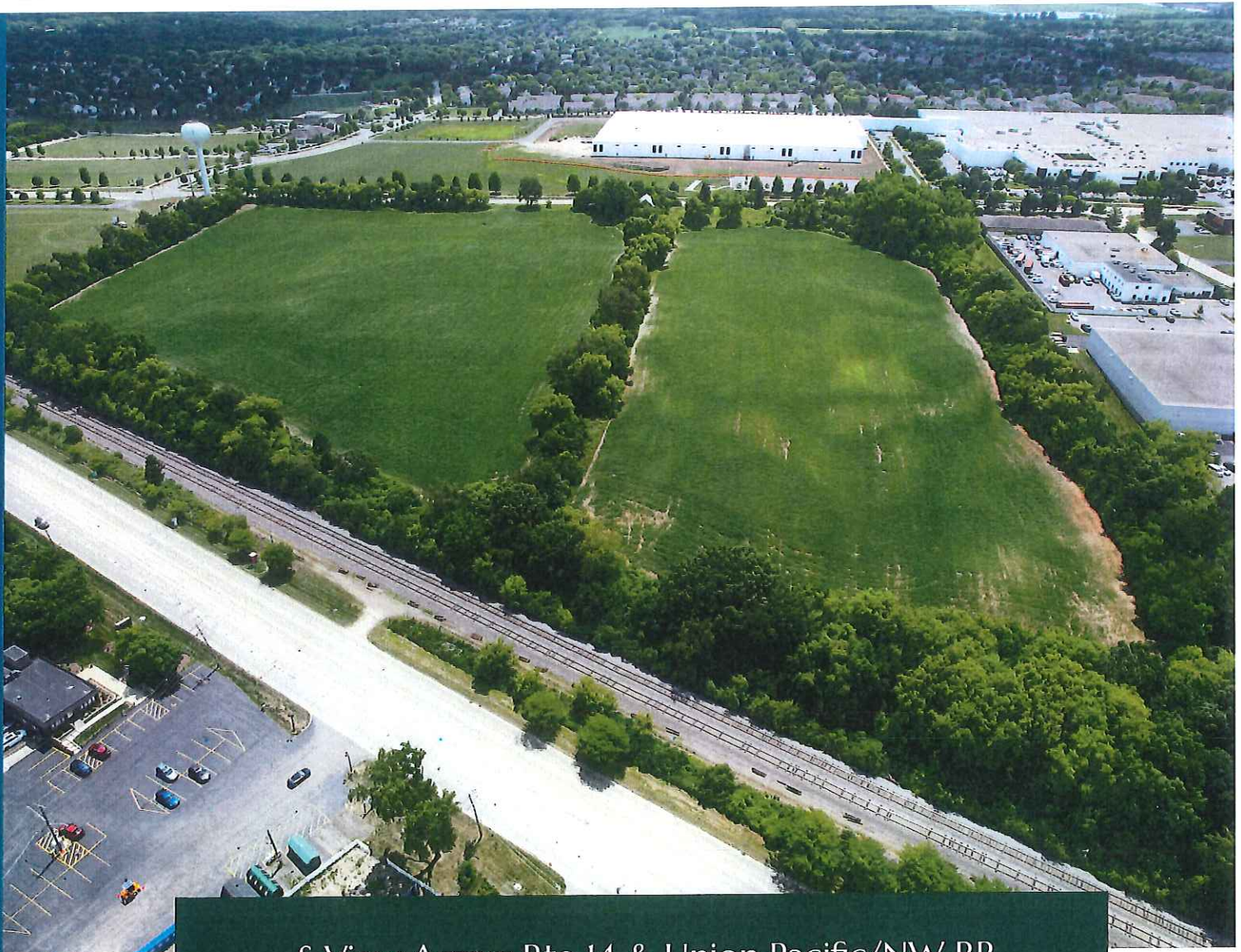
Sale Terms:

Addl. Sales Info.: **None**

Broker Owned/Interest: **No**

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.





S View Across Rte 14 & Union Pacific/NW RR



NW View

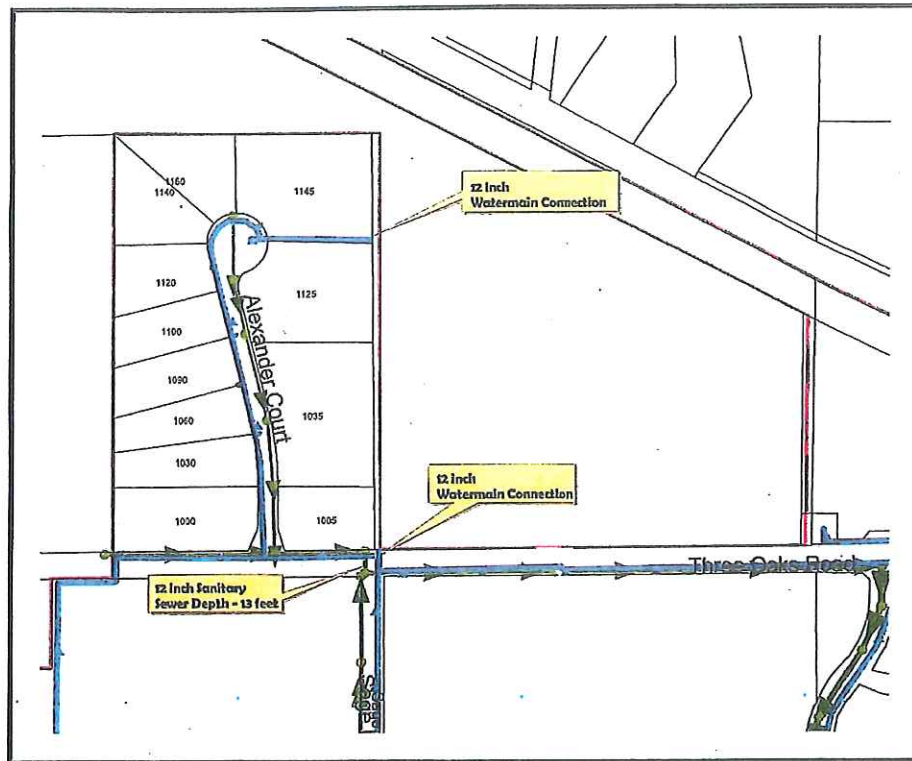


Eastern End • N View



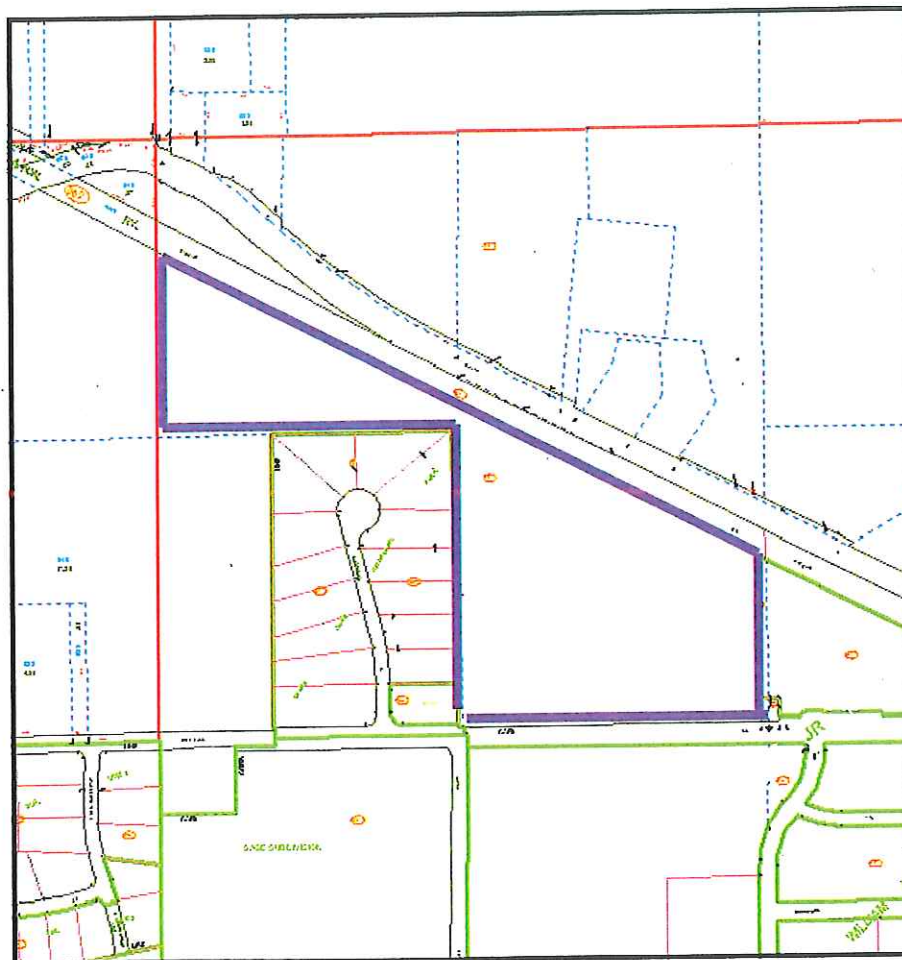


# Village of Cary Water & Sewer Atlas



- Address
- ▲ Water: Hydrants
- Water: Lines
  - 0 - 2
  - 3 - 4
  - 5 - 8
  - 9 - 12
  - 13 - 24
- Sewer: Manholes
- Sewer: Lines
  - 0 - 4
  - 5 - 8
  - 9 - 12
  - 13 - 15
  - 16 - 24
- Streets
- City Limits
- Property: Values
- Property: Owner

## SIDWELL PLAT

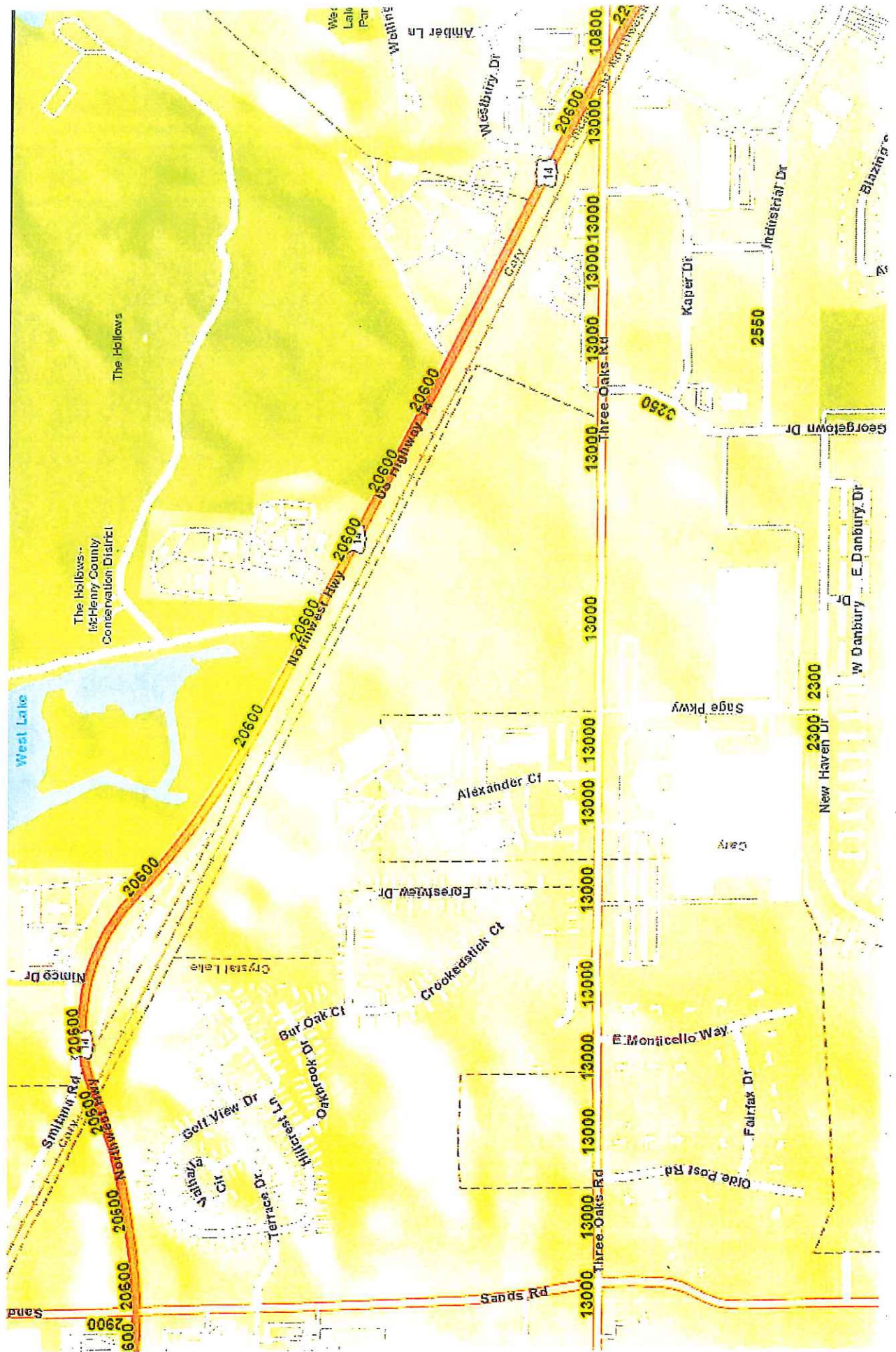


# Route 14 (between Three Oaks Road and IL Route 31)

- Average daily traffic = 20,600 vehicles per day

# Three Oaks Road (between IL Route 31 and US Route 14)

- Average daily traffic = 13,000 vehicles per day







Woods & Rte 14



Woods & Rte 14 SW View



Industrial Park Looking West

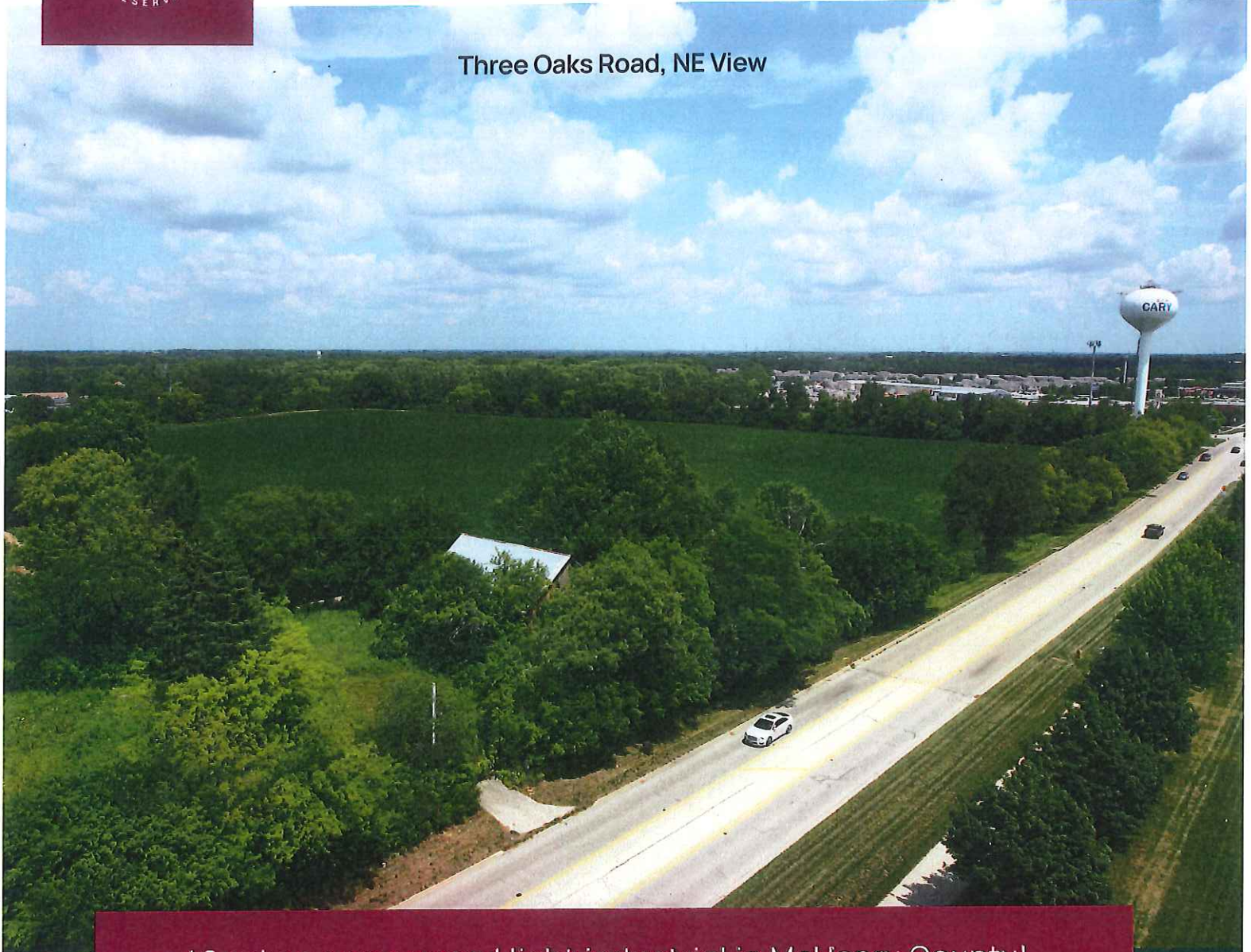






Real Estate's **FOREVER** Brand<sup>SM</sup>

Three Oaks Road, NE View



46 prime acres zoned light industrial in McHenry County!



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SCAN TO VIEW  
MORE PHOTOS &  
INFORMATION

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