

FOR SALE

42 ACRES - MCHENRY COUNTY - WONDER LAKE, IL

IL 120 between Stonewater Parkway and N Martin Road



PROPERTY DESCRIPTION

42 acres of farmland situated on the north side of IL Route 120 between Stonewater Parkway and N. Martin Road in the Northwest City of McHenry, IL and Village of Wonder Lake, IL. The property is contiguous to the DR Horton residential home community of Stonewater. Wonder Lake just designated as the fastest growing suburb in IL.

PROPERTY HIGHLIGHTS

- 57% of the property is annexed into the City of McHenry, IL, and zoned as Agricultural, but ripe for residential development.
- 43% of the property is outside of the current corporate limits of McHenry or Wonder Lake and is zoned Agriculture. Ready for development.
- FOR DEVELOPMENT POSSIBILITIES and MORE INFORMATION, reach out to co-listing brokers:
- Brian Blackmore - Coldwell Banker Commercial - 630-207-8292 - BlackmoreLDS@gmail.com
- Edward Pohn - Coldwell Banker Commercial - 312-566-7646 - epohn@cbcnrt.com

OFFERING SUMMARY

Sale Price:	Contact Broker For Details
Lot Size:	42 Acres
Zoning:	Transitional Agriculture
APNs:	09-20-400-024; 09-20-400-025; 09-20-400-026; 09-20-400-027

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	11,707	21,211	33,787
Total Population	29,813	54,208	86,586
Average HH Income	\$108,819	\$116,573	\$122,743

Sandra True
630 248 7518

Brian Blackmore
630 207 8292

Edward Pohn
312 475 3240



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42 ACRES - DIVISIBLE

NORTH SIDE OF IL-120 BETWEEN STONEWATER PARKWAY AND N. MARTIN ROAD

McHenry, IL / Wonder Lake, IL



LOCATION DESCRIPTION

42 acres of farm land in McHenry County, IL surrounded by single family and multi-family residential and undeveloped farm land. Bordered by Stonewater Parkway on the West and N. Martin Road on the East.

4 AVAILABLE PARCELS:

PARCEL	ACREAGE
09-20-400-024	12.28 acres
09-20-400-025	6.24 acres
09-20-400-026	12.64 acres
09-20-400-027	11.54 acres

PROPERTY INFORMATION

- The City of McHenry has not provided sewer or water to serve the property currently. Wonder Lake can provide sewer and water if de-annexed from McHenry.
- The Village of Wonder Lake advises that there is sewer and water to develop the property at Stonewater Parkway. The Village of Wonder Lake would like to see the property rezoned from Agriculture to a combination of commercial - neighborhood shopping. Sales tax rebates available.
- The land is located in the McHenry School districts for elementary, middle school, and high school. Valley View Elementary School is on the South Side of the IL 120 at Stonewater Parkway.
- Taxes for 2023: \$1,950.56/YR

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SITE MAP NORTH SIDE OF IL-120 BETWEEN STONEWATER PARKWAY AND N. MARTIN ROAD

McHenry County / Wonder Lake, IL



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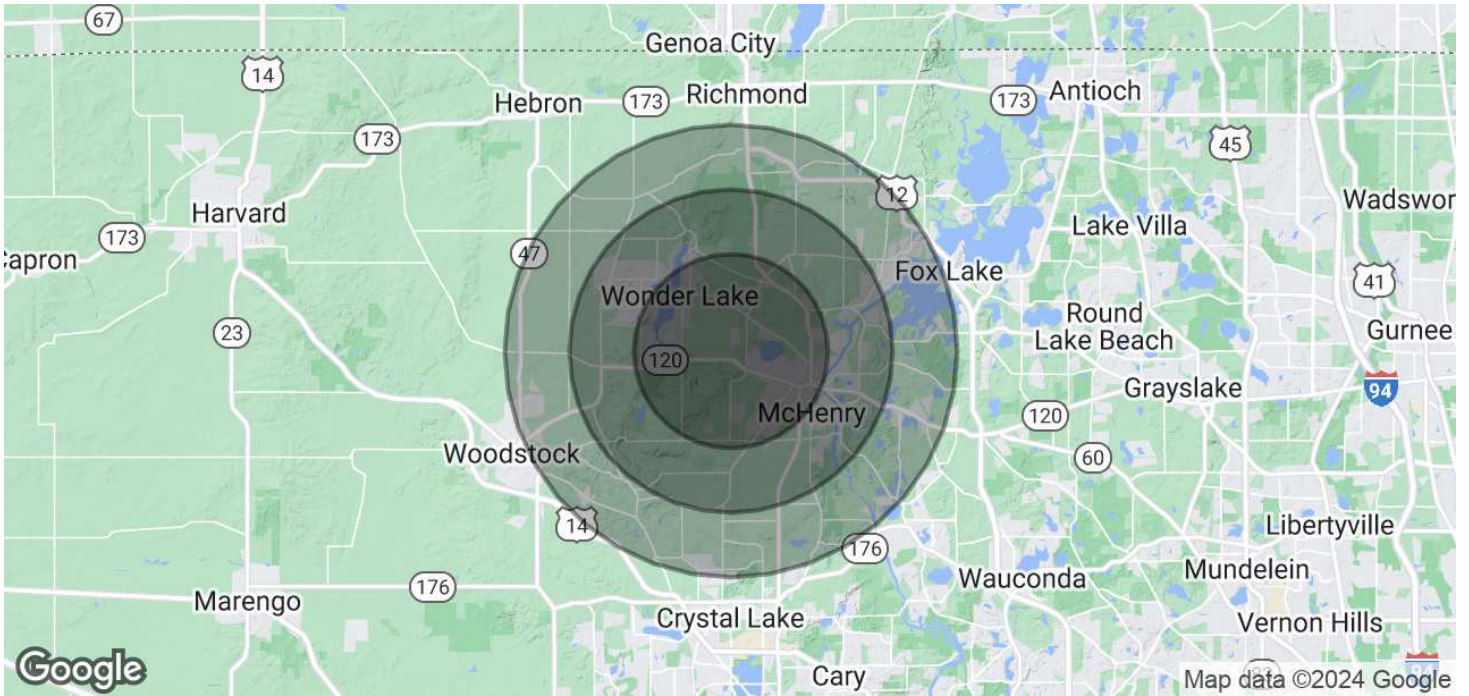


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DEMOGRAPHICS

42 ACRES - DIVISIBLE

North Side of IL-120 between Stonewater Parkway and N. Martin Road



	3 MILES	5 MILES	7 MILES
POPULATION			
Total Population	29,813	54,208	86,586
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME			
Total Households	11,707	21,211	33,787
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$108,819	\$116,573	\$122,743
Average House Value	\$267,601	\$299,132	\$314,947

Demographics data derived from AlphaMap

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