

Prime Opportunity for Development

NWC of Bully Valley Road & Crystal Lake Road
McHenry, IL



Property Highlights

NWC of Bully Valley Road & Crystal Lake Road
McHenry, IL

For Sale ±13.24 Acres

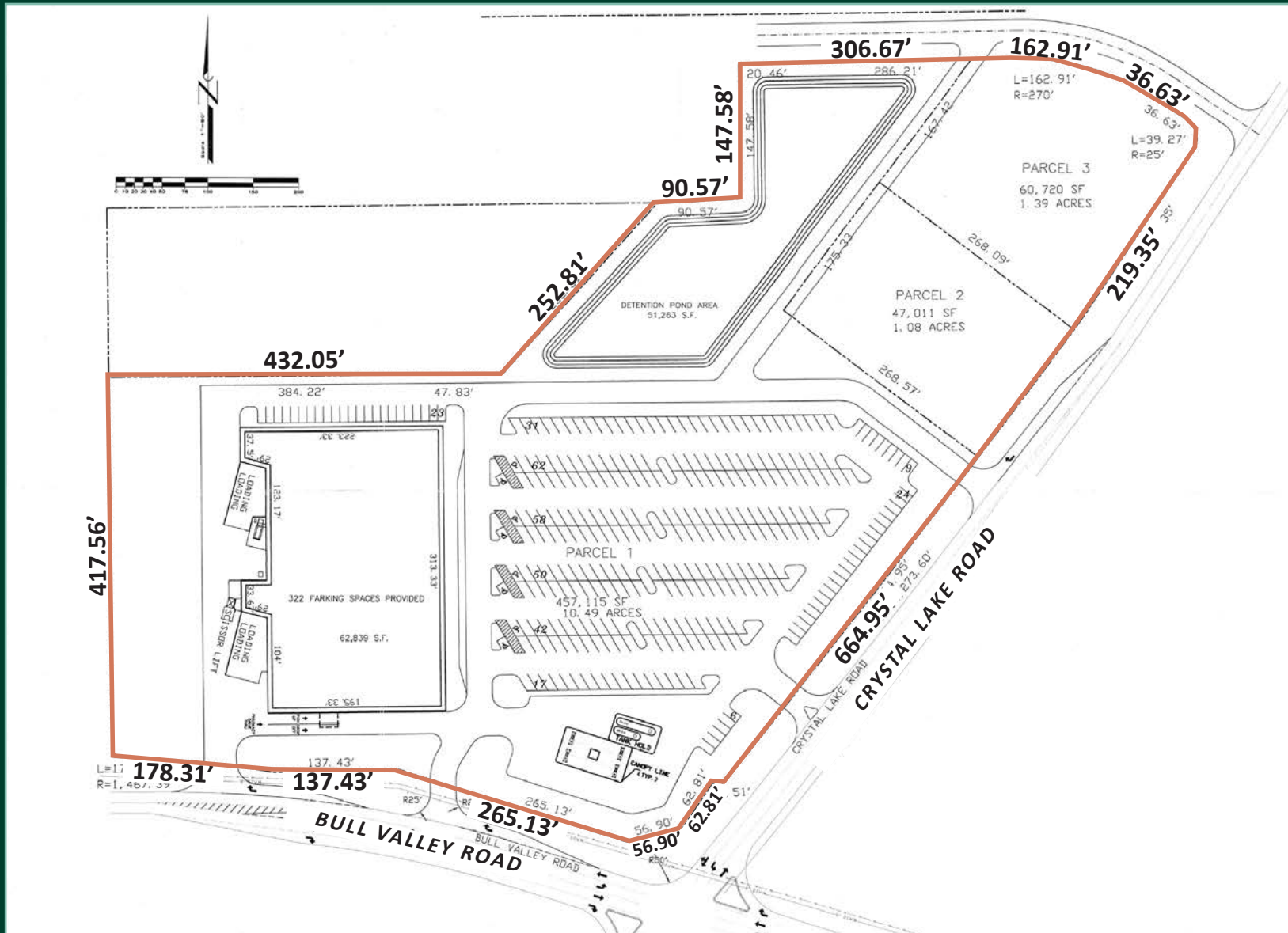
- + Zoned C-3 Community Commercial District
- + Potential Uses: gas stations, mixed use residential, daycare facility, restaurants, small retail
- + Contiguous Village owns 2 acres to the west that may also be available
- + Minutes from the McHenry Metra Station with daily service To Chicago
- + Easy access to Rt 31 via Bull Valley Road
- + In close proximity to Northwestern Medicine McHenry Hospital
- + Traffic Counts:
 - 14,100 vehicles per day on Crystal Lake Rd
 - 9,300 vehicles per day on Bull Valley Rd
 - 22,900 vehicles per day on Rt 31
- + PIN Number: 14-04-200-037
- + Taxes: \$431.52
- + Asking Price: \$8.00 PSF
- + Please call for additional Information

Site Aerial



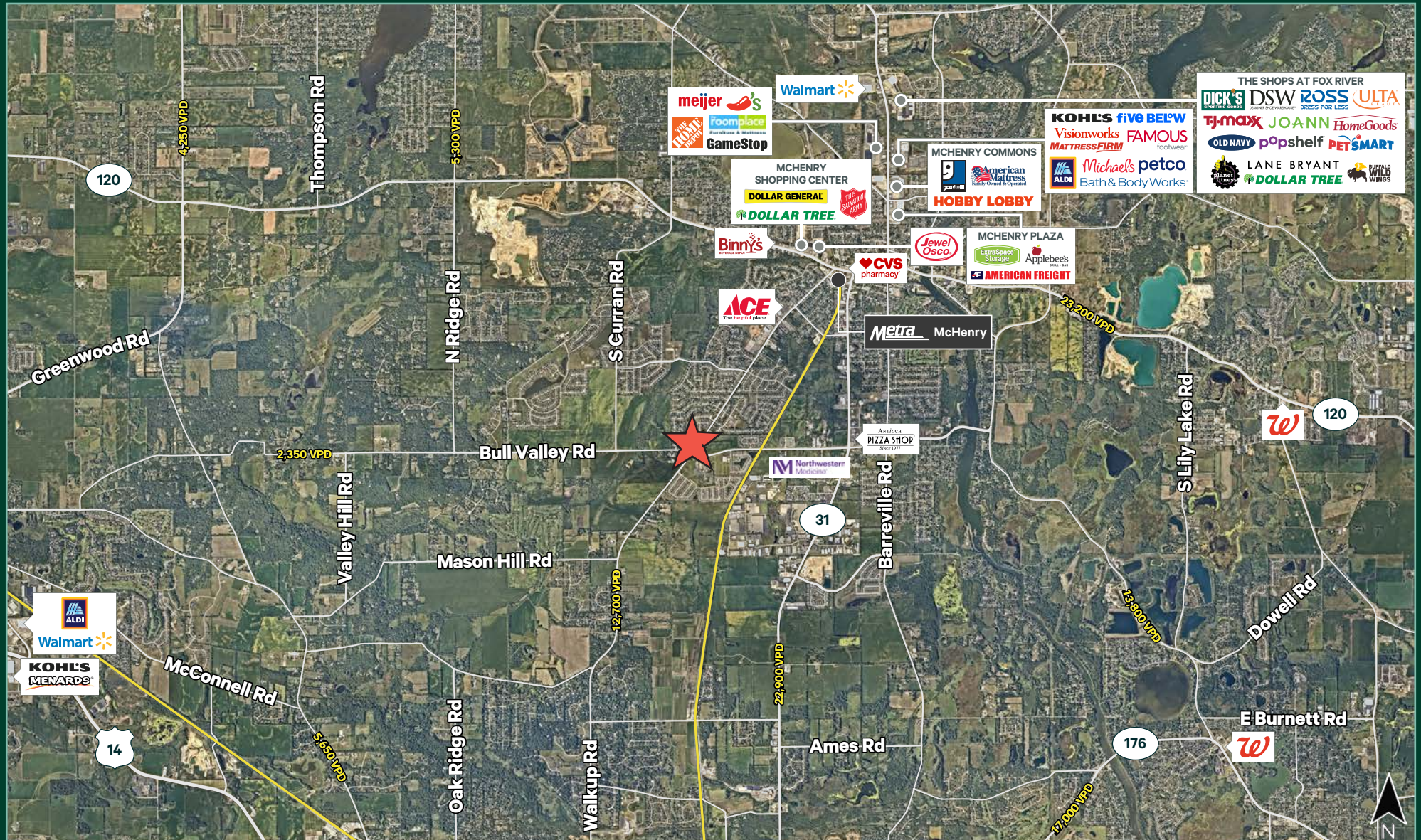
±13.24
Acres

\$8.00/PSF
Asking Price



Area Amenities and Transportation Corridors

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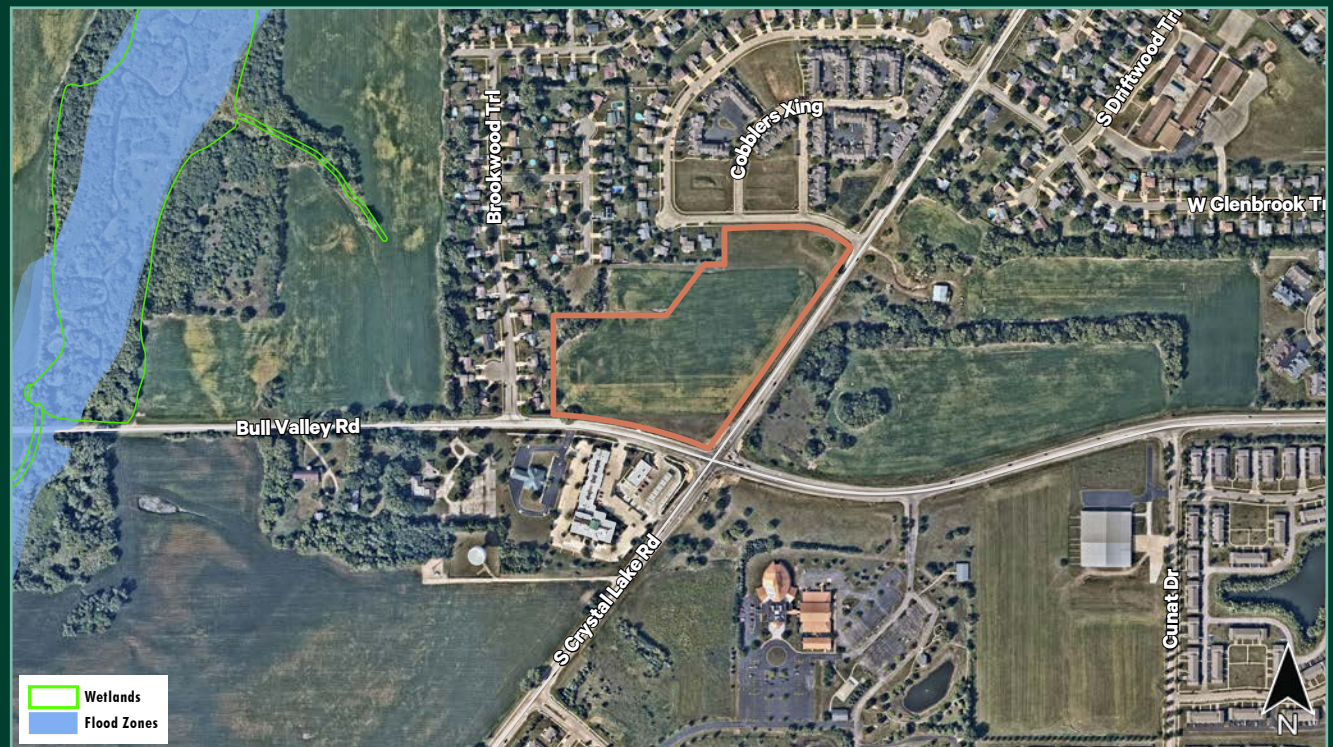


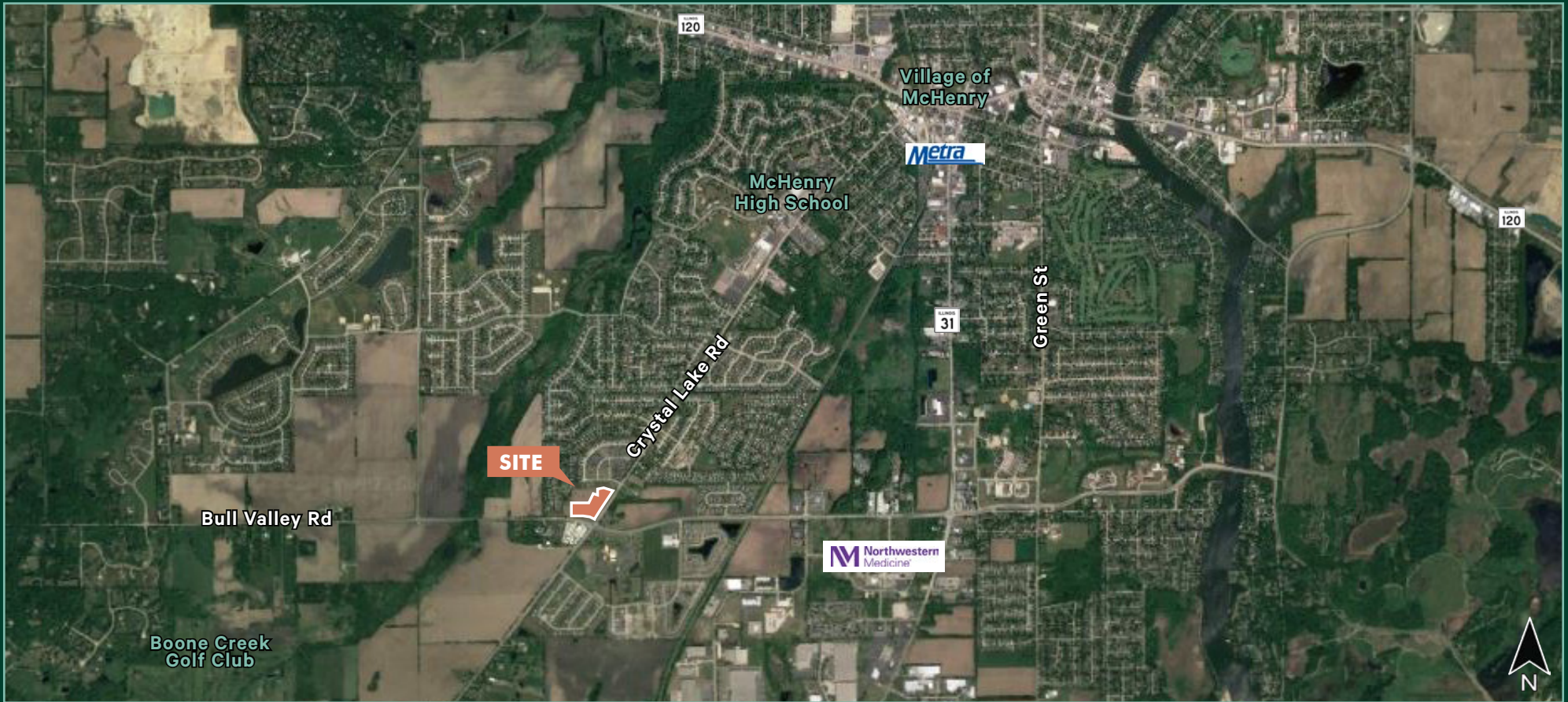
Demographic Snapshot

NWC of Bully Valley Road & Crystal Lake Road
McHenry, IL

	1 MILE	3 MILES	5 MILES
Population	5,602	29,906	57,498
Households	2,184	11,903	22,151
Average Household Income	\$103,720	\$108,397	\$120,028
Average Housing Value	\$250,725	\$259,225	\$295,151

Floodplains / Wetlands





Contact Us

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