

0 N. IL Rt., 31, Crystal Lake, IL

Available: 7.2 Acres



## FOR SALE: 7.2 Acres for Potential Multi-Family or Office Development

AVAILABLE: 7.2 ACRES (313,632 SF)

TOPOGRAPHY: Level/Rough Graded

UTILITIES: Close by

SEWER/WATER: Close by

FRONTAGE DIMENSIONS: 300' on Route 31

ZONING: O-PUD

REAL ESTATE TAXES: \$154.52 (2024) Payable in 2025

**ASKING PRICE: \$499,500 (\$69,375/Acre)**

- Great frontage on IL Rt. 31
- 25,100 Cars Per Day on Rt. 31
- Ready for development
- Potential for multi-family
- Nearby other retail and residential areas
- PIN: 14-27-376-023

	1 Mile	3 Miles
Population	3,709	29,399
Households	1,344	10,911
Median Age	44.80	42.50
Median HH Income	\$107,849	\$97,984
Daytime Employees	2,734	19,965
Population Growth '24-'29	4.48%	1.13%
Household Growth '24-'29	4.69%	1.21%

SCAN FOR LISTING



**ENTRE**  
Commercial Realty LLC

Kevin Kaplan, CCIM

309-261-0920

kkaplan@entrecommercial.com

Dan Jones, SIOR

847-310-4299

djones@entrecommercial.com

Marc Bartolini

847-310-4208

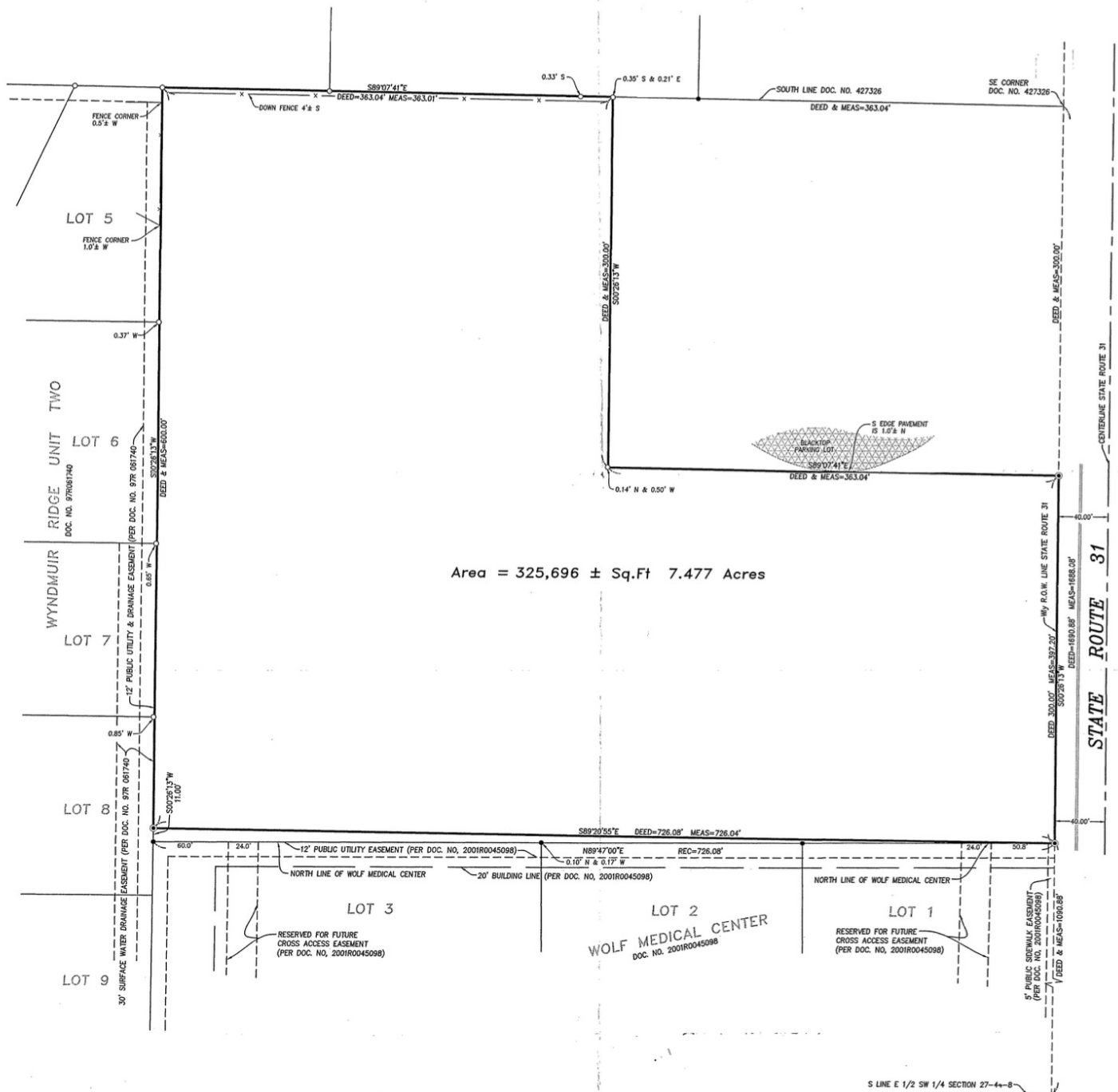
mbartolini@entrecommercial.com



# SATELLITE IMAGE

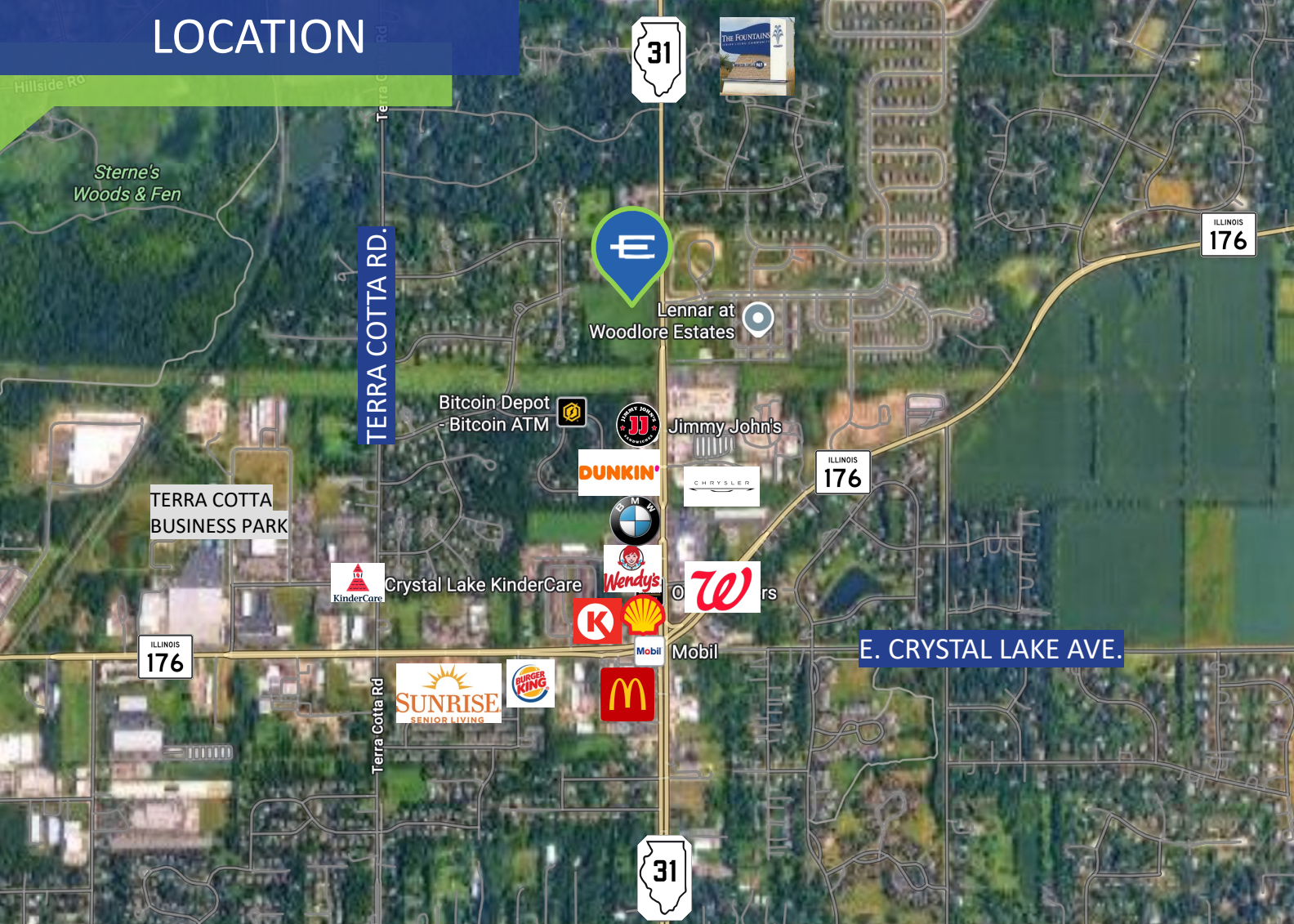


# SURVEY





# LOCATION



## 0 N. IL Rt., 31, Crystal Lake, IL

Take advantage of this rare opportunity to acquire 7.2 acres of prime land in Crystal Lake, IL. Located directly on IL Route 31, this parcel offers high visibility and easy access, making it ideal for a variety of commercial or mixed-use developments. The site is strategically positioned near established retail, service businesses, and residential communities—creating strong potential for future growth and customer traffic. With its generous size and prominent frontage, this land is well suited for developers and investors looking to establish a presence in one of McHenry County's most desirable corridors.