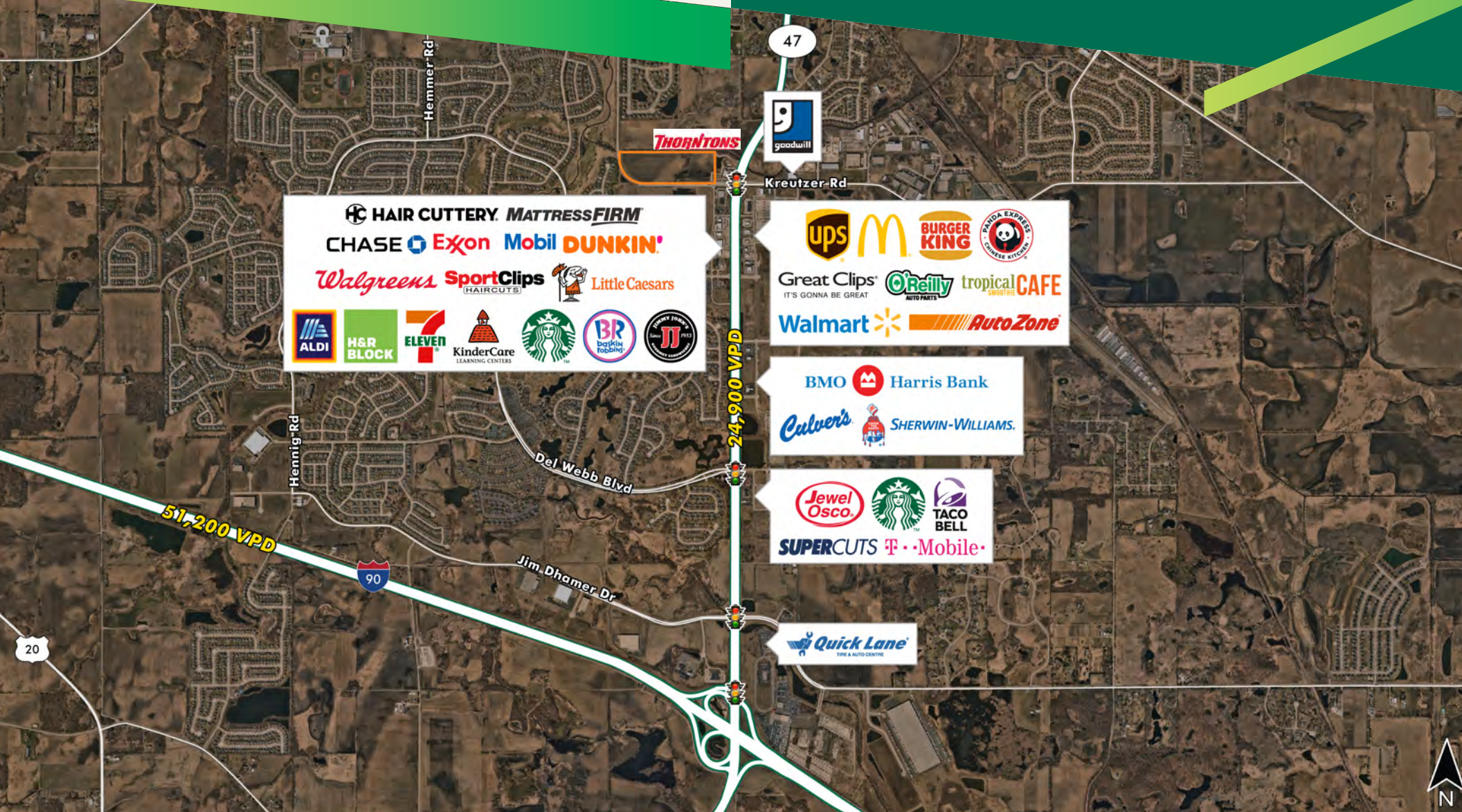


FOR SALE

DEVELOPMENT OPPORTUNITY

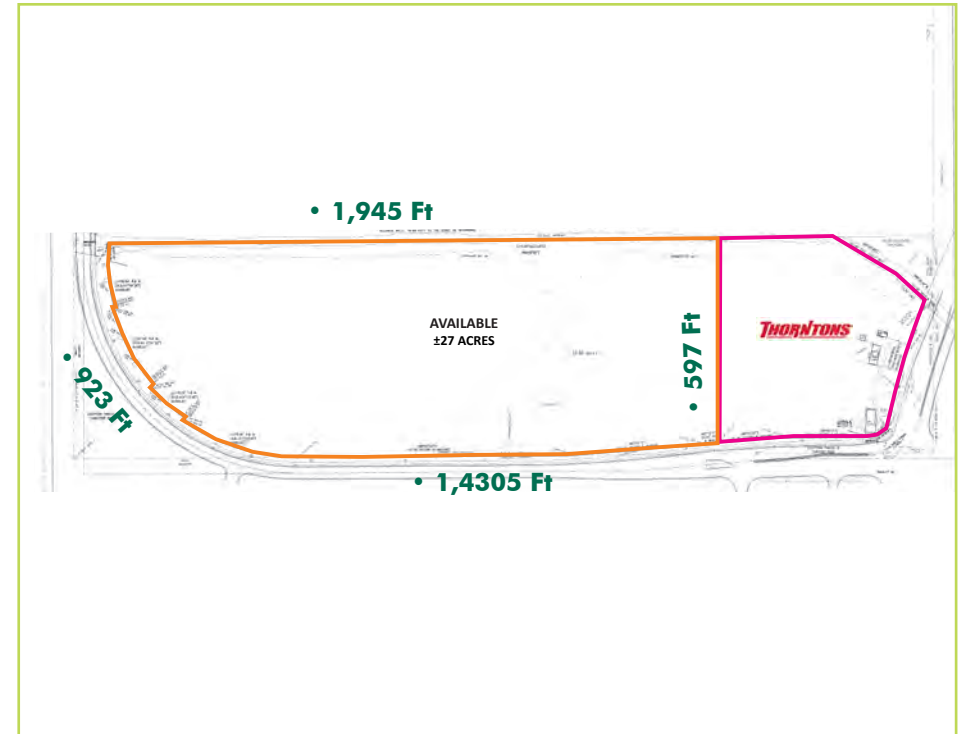
NWQ Route 47 and Kreutzer Road, Huntley IL



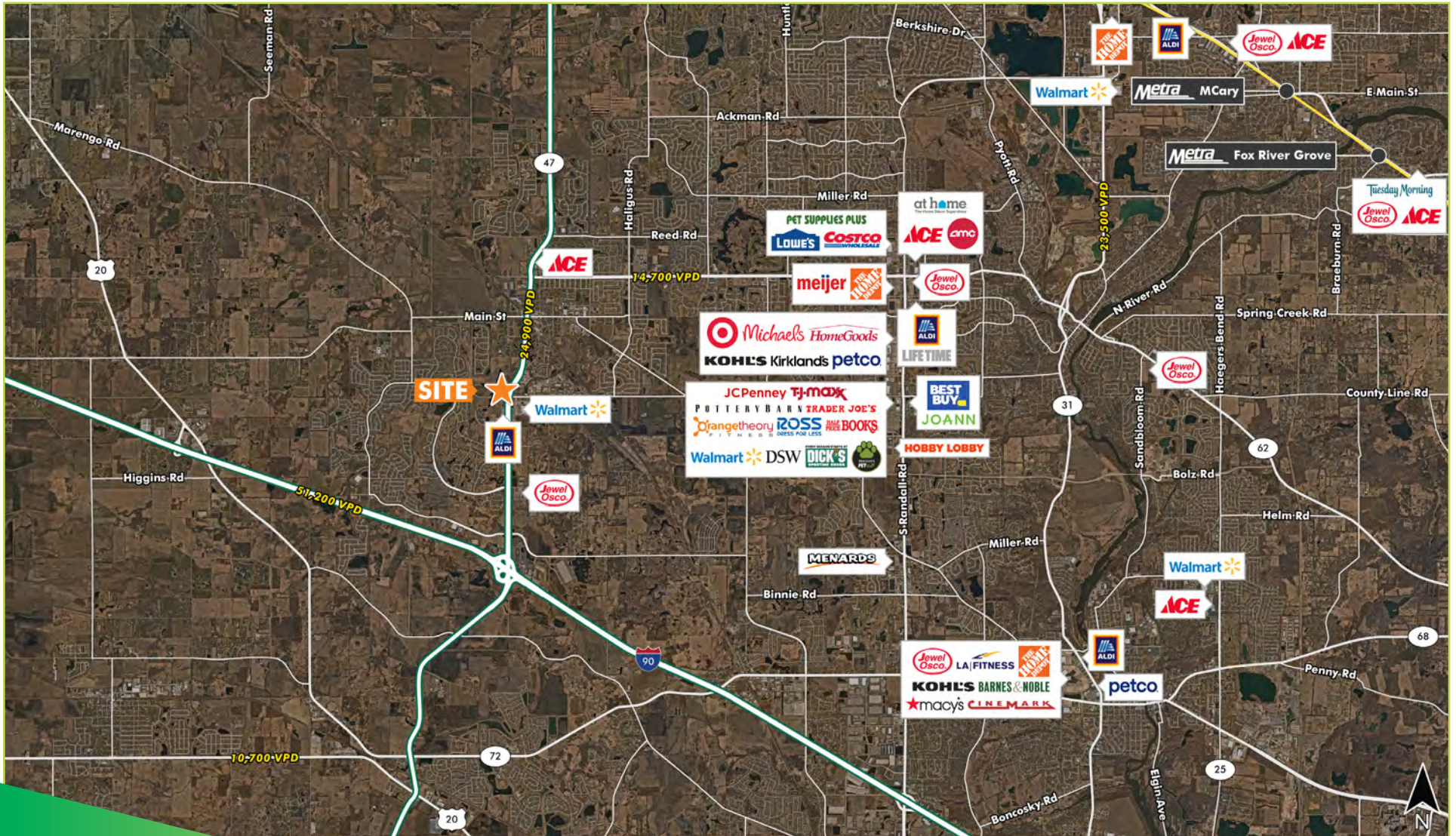
PROPERTY HIGHLIGHTS

- + ± 27 Acres available
- + Zoned C-2 Regional Retail and BP Business Park for Commercial/Retail/Office uses
- + Signalized intersection on the corner of Kreutzer Road and Route 47
- + Less than one mile from Route 47/I-90 full interchange
- + Golf cart accessibility to adjacent Del Webb Sun City community
- + Traffic Counts:
24,900 vehicles per day on Route 47
2,500 vehicles per day on Kreutzer Road
- + PIN Number: 18-32-400-009
- + Taxes: \$710.56
- + Asking: \$3,500,000
- + Please call for additional information

SURVEY



AREA AMENITIES & TRANSPORTATION CORRIDORS



VILLAGE OF HUNTLEY - MARKET HIGHLIGHTS

- + New approved distribution facility for an online retailer represents \$100,000,000 of new investment and is expected to create about 1,000 new jobs in the first phase of development. A second phase is expected after the first phase is complete and will represent additional investment and jobs.
- + Signalized intersection on the corner of Kreutzer Road and Route 47.
- + Huntley remains one of the fastest growing communities in the market with 204 new construction homes started in 3 active communities in the last 2 years. With only 36 months of supply of finished lots, developers will be actively looking for more land to develop in the market.
- + The Chicago Metropolitan Agency for Planning estimates Huntley's population to grow by 28% by the year 2050.
- + \$1.37 billion dollar demand for retail trade within a 5 mile radius of Route 47 and Main Street.
- + Full-access I-90 interchange at Route 47 opened in 2013, making the area very attractive to commercial and industrial development.
- + Northwestern Medicine and Hospital-Huntley opened in 2016. The 128-bed hospital offers state-of-the-art technology with all private rooms.

PROPERTY HIGHLIGHTS - UNIQUE FEATURES

- + High profile intersection in established retail/commercial corridor
- + No recapture fee for current or future Kreutzer Road improvements
- + Great access on Kreutzer Road to Route 47
- + Reserved sewer capacity up to 380 p. e. with no tap-on fees
- + Utilities to site

DEMOGRAPHIC SNAPSHOT AND FLOODPLAINS/WETLANDS

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	3,257	32,311	75,069
Average Household Income	\$91,022	\$104,012	\$118,405
Average Housing Value	\$271,916	\$278,165	\$300,514



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