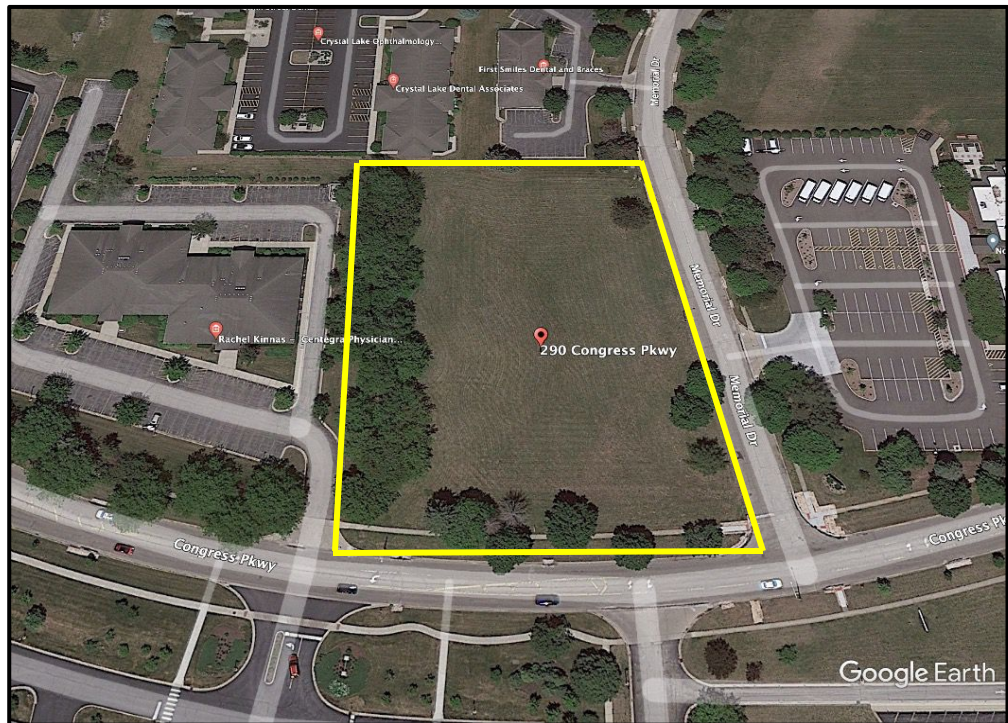


# OFFERING MEMORANDUM

2 ± Acre Development Site



**Congress Parkway @ Memorial Dr. Crystal Lake II**

Jack Minero, Broker  
[jminero@starckrealtors.com](mailto:jminero@starckrealtors.com)  
815-382-9728

Elizabeth DeMeo, Broker  
[edemeo@starckrealtors.com](mailto:edemeo@starckrealtors.com)  
815-260-9042



**BERKSHIRE  
HATHAWAY**  
HomeServices  
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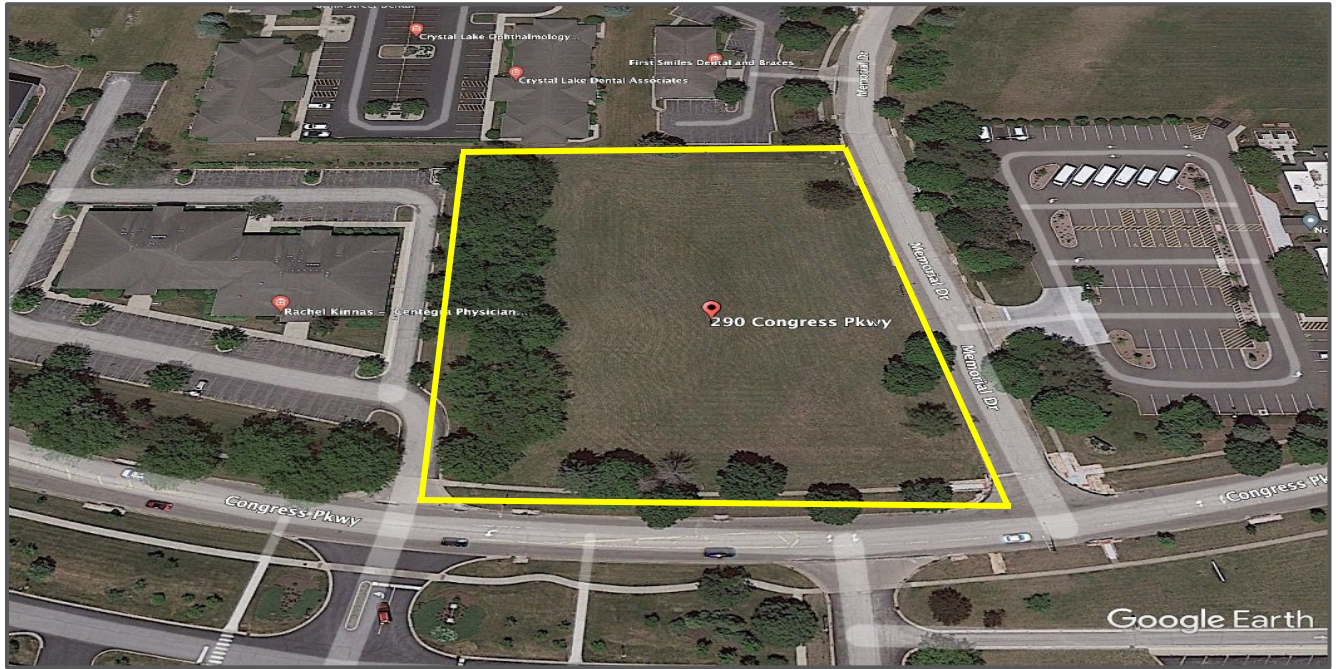
A new era in commercial  
Real Estate

[StarckRE.com](http://StarckRE.com)

# 2 ± Acre Development Site

Congress Parkway @ Memorial Driver, Crystal Lake Illinois

## FOR SALE



### ± 2 Acre Development Site

- NW Corner Parcel with 305 Ft of Frontage on Congress Parkway
- Utilities to Site
- Phase I Completed 2019
- Soil and Design Restrictions / Covenants Available Upon Request
- Walking Distance to Major Shopping Corridor and Post Office
- Walking Distance to Metra Station
- Walking Distance to NW Medicine Fitness and Rehab Center.
- Zoning: B-2BUD
- Property Tax: \$8,349
- PIN: 19-04-301-024

Asking \$249,000



Jack Minero, Broker  
[jminero@starckrealtors.com](mailto:jminero@starckrealtors.com)  
 815-382-9728

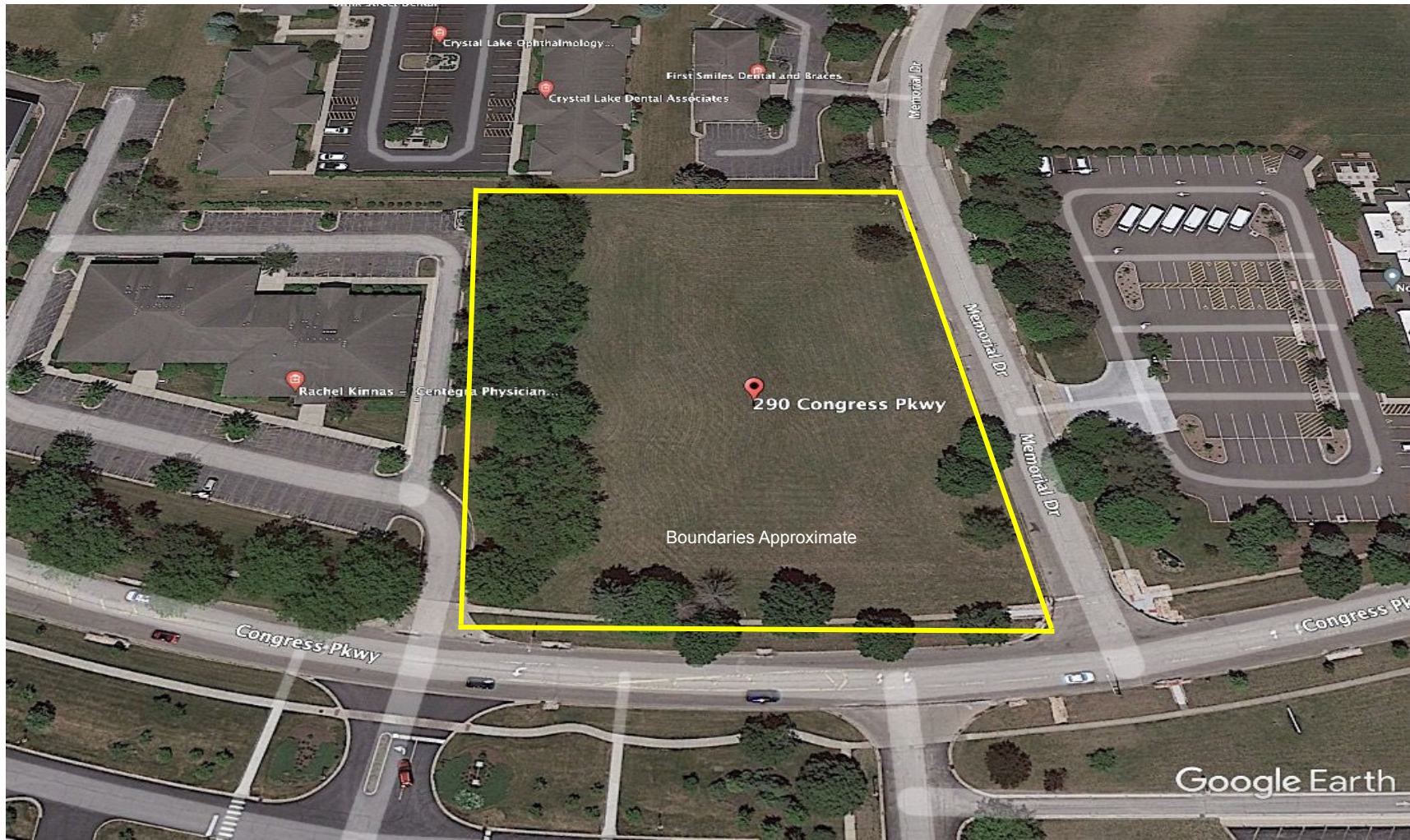
Elizabeth DeMeo, Broker  
[edemeo@starckrealtors.com](mailto:edemeo@starckrealtors.com)  
 815-260-9042

  
**BERKSHIRE HATHAWAY**  
 HomeServices  
 Starck Real Estate  
 Commercial Division

A new era in real estate.

[StarckRE.com](http://StarckRE.com)

382 W. Virginia St., Crystal Lake, Illinois 60014



Crystal Lake Ophthalmology...

First Smiles Dental and Braces

Crystal Lake Dental Associates

Rachel Kinna - Centega Physician...

290 Congress Pkwy

Boundaries Approximate

Memorial Dr

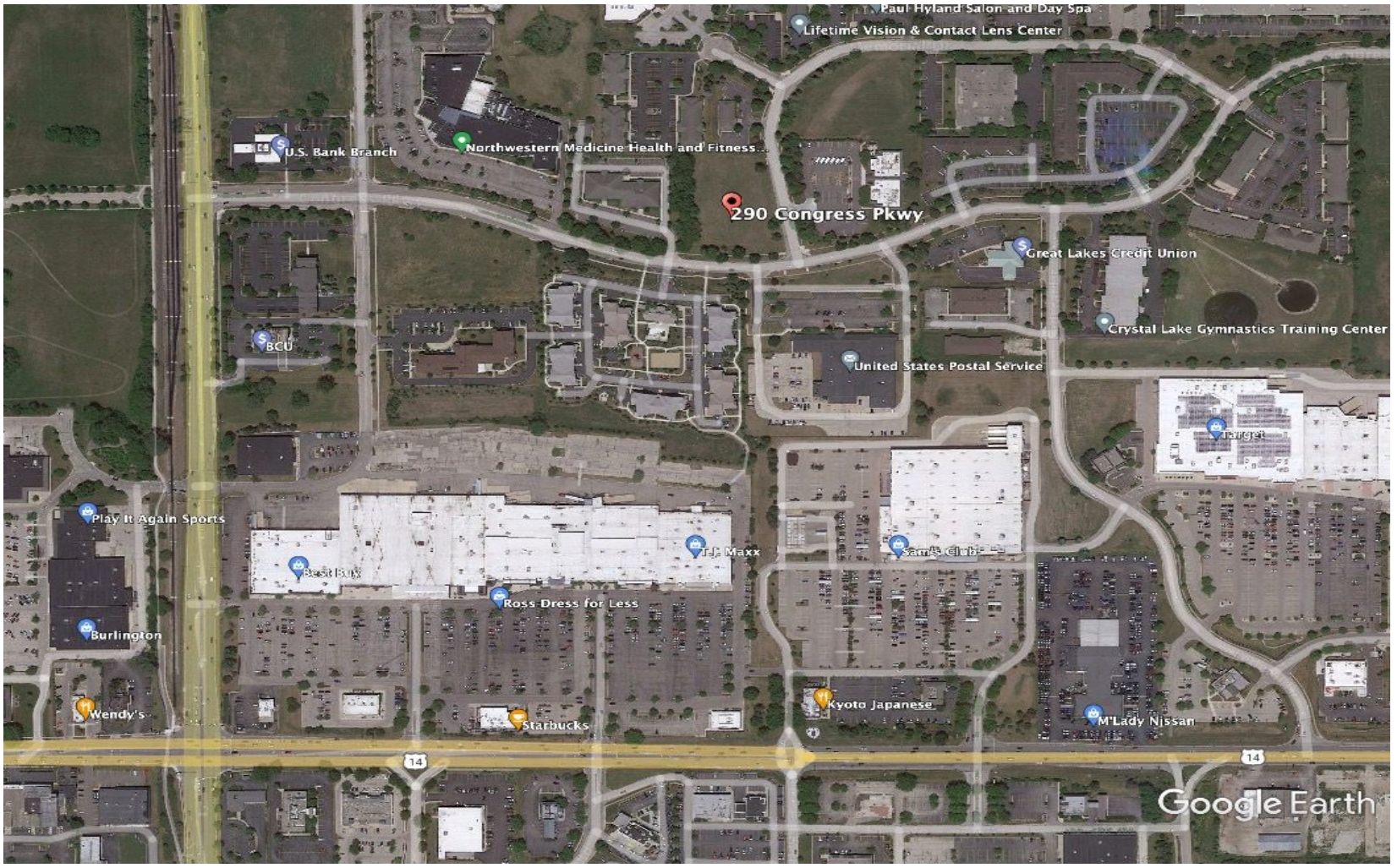
Memorial Dr

Memorial Dr

Congress Pkwy

Congress Pkwy

Google Earth



Paul Hyland Salon and Day Spa  
Lifetime Vision & Contact Lens Center

U.S. Bank Branch

Northwestern Medicine Health and Fitness

290 Congress Pkwy

Great Lakes Credit Union

Crystal Lake Gymnastics Training Center

BCU

United States Postal Service

Play It Again Sports

Best Buy

J. Maxx

Sam's Club

Burlington

Ross Dress for Less

Wendy's

Starbucks

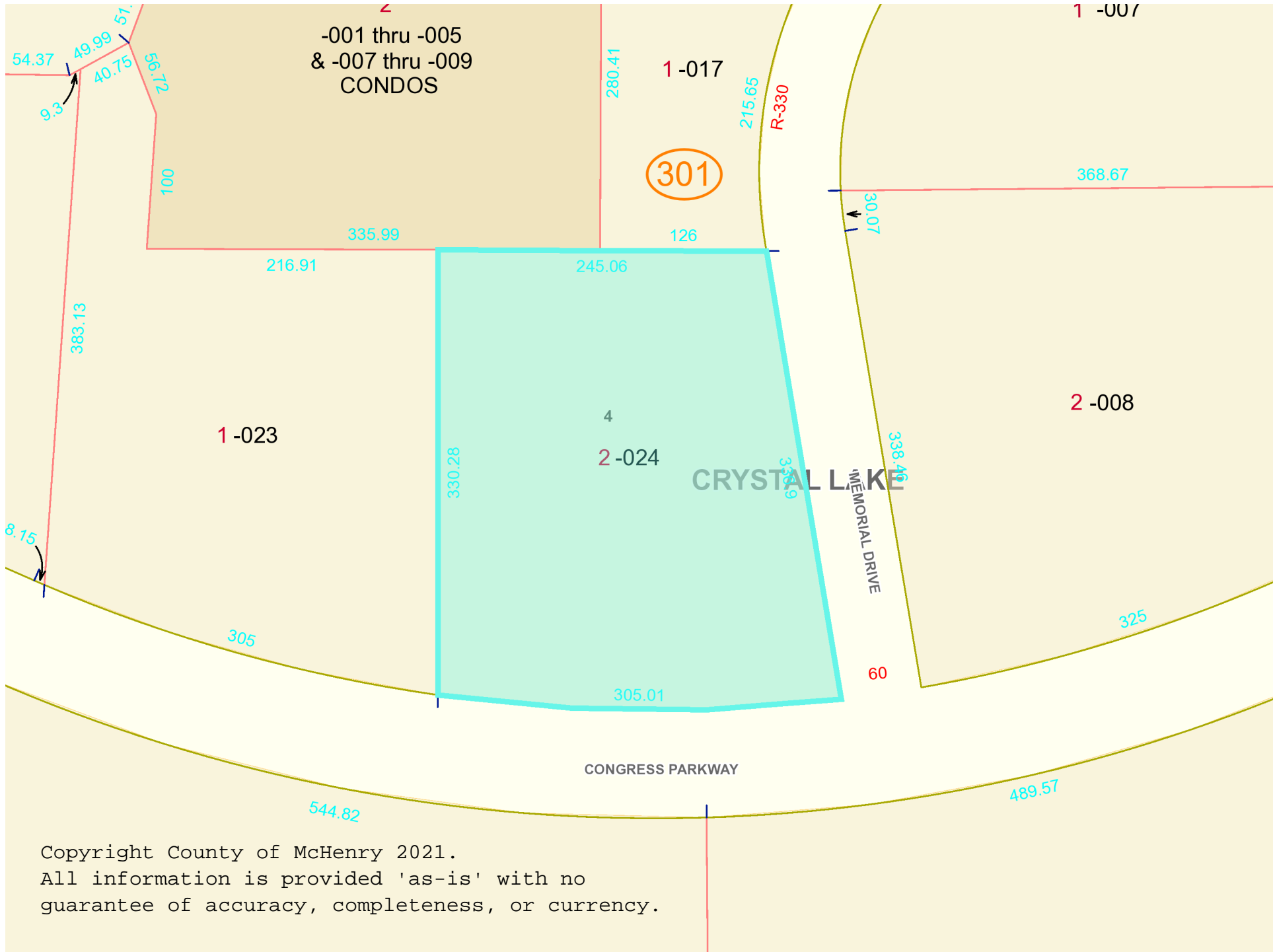
Kyoto Japanese

M'Lady Nissan

14

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Google Earth

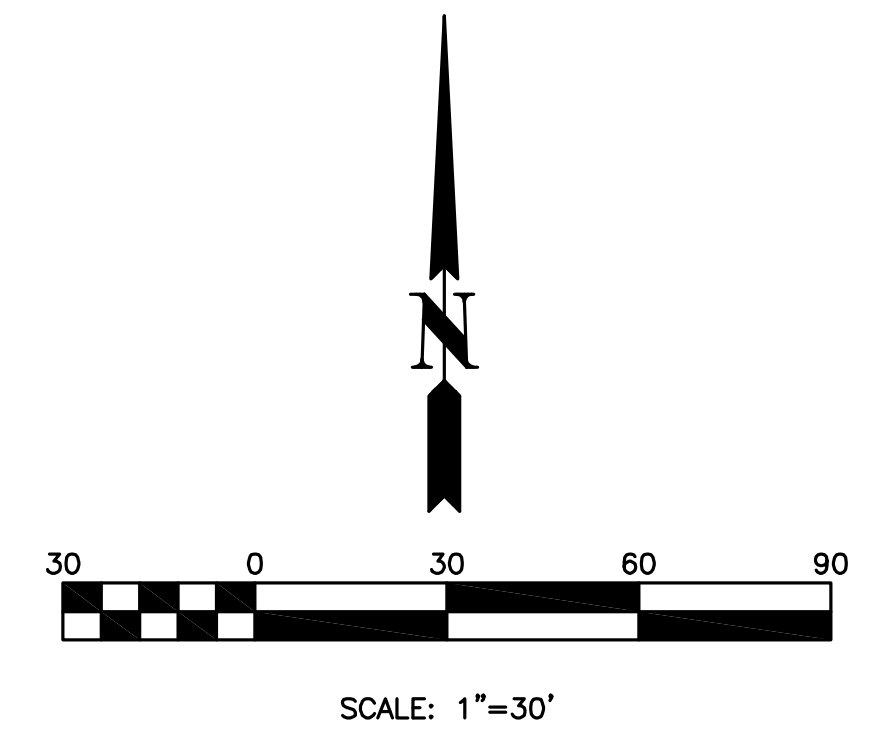


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 All information is provided 'as-is' with no  
 guarantee of accuracy, completeness, or currency.

# ALTA/NSPS LAND TITLE SURVEY

NORTHWESTERN ENGINEERING CONSULTANTS, P.C.  
 675 N. NORTH COURT PALATINE, ILLINOIS 60067  
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 04-19  
 (847) 520-8410  
 ORDER NO. 17-13

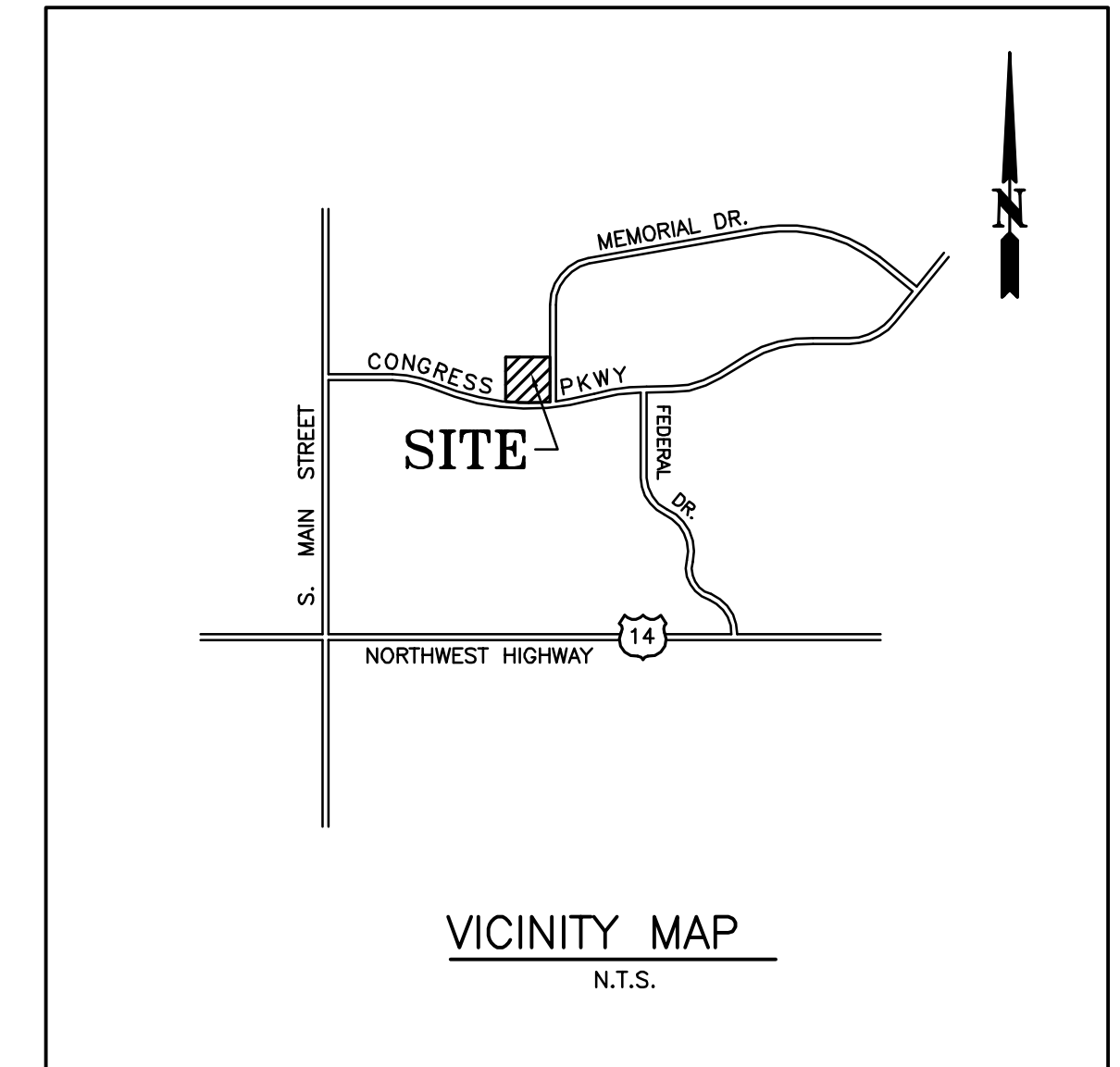
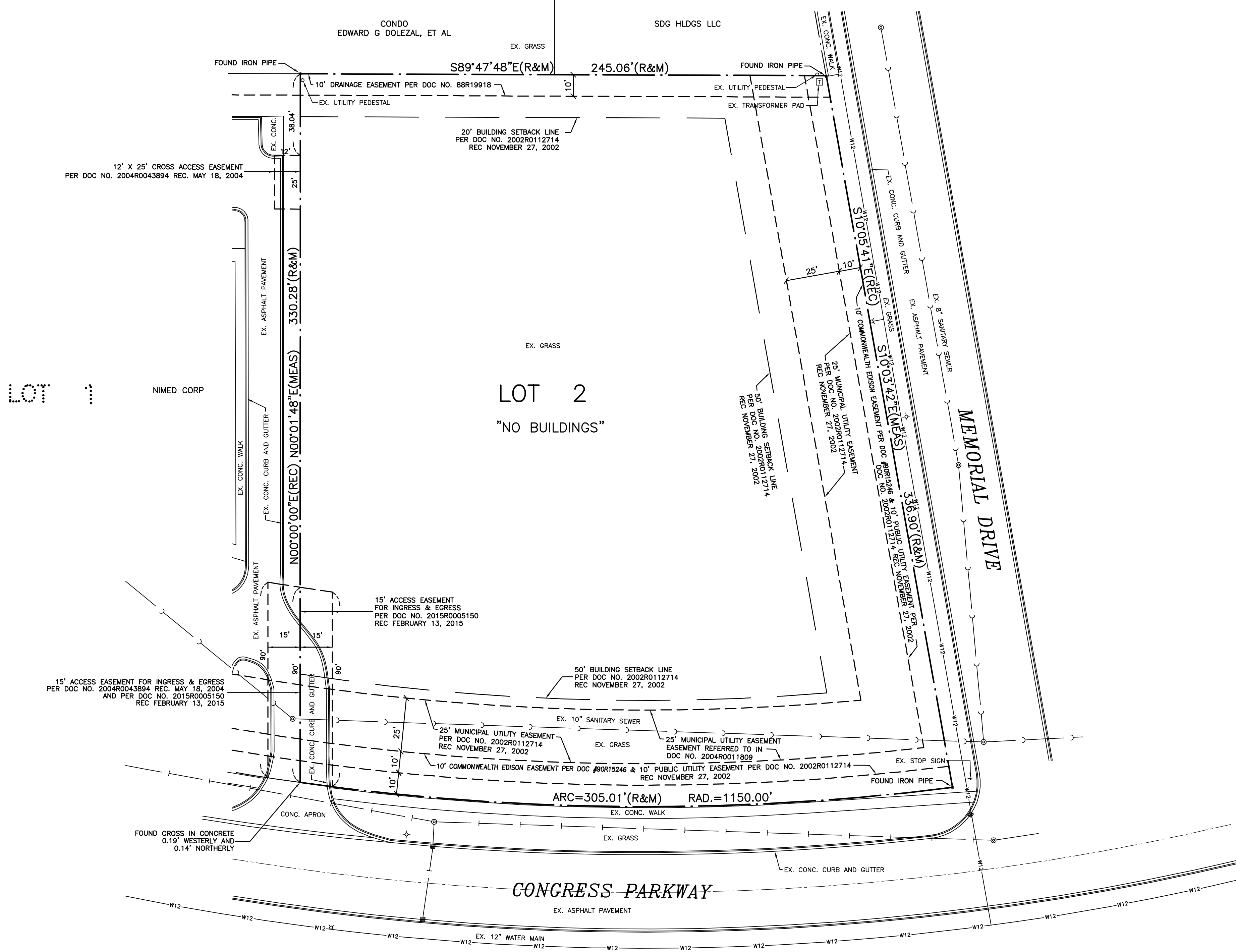
LOT 2 IN CONGRESS CAPITAL PARTNERS RESUBDIVISION, BEING A RESUBDIVISION OF LOT 2 IN CRYSTAL LAKE BUSINESS PARTNERS RESUBDIVISION NO. 4, BEING A RESUBDIVISION OF LOT 3 IN CRYSTAL LAKE BUSINESS RESUBDIVISION UNIT 1 IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 2002 AS DOCUMENT 2002R0112714, IN MCHENRY COUNTY, ILLINOIS.



OPERATES 24 HOURS 365 DAYS  
 CALL JULIE 1-800-892-0123  
 WITH THE FOLLOWING: MCHENRY COUNTY, CRYSTAL LAKE CITY-TOWNSHIP, SW1/4-44-43-8 SEC. & 1/4 SEC. NO. # SW1/4-44-43-8  
 48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS

LEGEND	
	CONCRETE CURB
	SIGN
	MANHOLE
	CATCH BASIN
	INLET BASIN
	VALVE VAULT
	VALVE BOX
	LIGHT POLE
	WOOD POLE
	FIRE HYDRANT
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	OVERHEAD WIRES
	GAS MAIN
	STREET LIGHT CABLE
	UTILITY PEDESTAL
	HANDHOLE
	CHAIN LINK FENCE
	WOOD FENCE
	PROPERTY LINE
	RETAINING WALL
	EL. TRANSFORMER ON CONC. PAD

- NOTES:**
- DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.
  - BEARINGS SHOWN ARE BASED A BEARING OF S 89°47'48" E FOR THE NORTHERLY LINE OF THE SURVEYED PARCEL AS SHOWN ON THE PLAT OF CONGRESS CAPITAL PARTNERS RESUBDIVISION.
  - THE COMMON ADDRESS OF THE SURVEYED PROPERTY IS 290 CONGRESS PARKWAY, CRYSTAL LAKE, ILLINOIS.
  - THE SURVEY SHOWS SURVEYABLE MATTERS OF TITLE DISCLOSED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY OWNER'S POLICY OF TITLE INSURANCE POLICY NO. 81306-211566826 DATED JUNE 9, 2017.
  - UPON STUDY AND INVESTIGATION OF FLOOD INSURANCE RATE MAP OF THE COUNTY OF MCHENRY, ILLINOIS, MAP NUMBER 1711C0335J DATED EFFECTIVE NOVEMBER 16, 2006, THE PROPERTY DESCRIBED IN THE CAPTION TO THE HEREON DRAWN PLAT APPEARS TO BE LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
  - LAND AREA OF THE SURVEYED PARCEL IS 92,886 SQ. FT. OR 2.13 ACRES, MORE OR LESS.
  - COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.
  - THE PROPERTY INDEX NUMBER (PIN) OF THE SURVEYED PROPERTY IS 19-04-301-024.
  - UNDERGROUND UTILITY LOCATIONS SHOWN ON THIS SURVEY ARE BASED ON MARKS LEFT BY UTILITY COMPANY LOCATORS AND FROM ATLAS MAPS AND AS SUCH MAY NOT BE COMPLETE OR CORRESPOND TO THE ACTUAL LOCATIONS OF THE BURIED UTILITY LINES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL JULIE, AT 1-800-892-0123 TWO WORKING DAYS PRIOR TO ANY DIGGING ON THE SITE FOR UTILITY LOCATIONS AND DIG NUMBER.
  - THERE ARE NO MARKED PARKING STALLS ON THE SURVEYED PARCEL.
  - NAMES OF ADJOINING PROPERTY OWNERS SHOWN ARE TAXPAYER OF RECORD BASED ON PROPERTY TAX RECORDS OF THE MCHENRY COUNTY TREASURER'S OFFICE.
  - THE SURVEYOR OBSERVED NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - THE SURVEYOR OBSERVED NO WETLAND DELINEATION MARKERS ON THE PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - THE SURVEYED PROPERTY IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER DOCUMENT NUMBER 88R019919. SEE DOCUMENT FOR DETAILS. (NOT PLOTTABLE).
  - THE SURVEYED PROPERTY IS SUBJECT TO A DECLARATION OF RESTRICTIONS RECORDED NOVEMBER 30, 1993 AS DOCUMENT NUMBER 89R073686. SEE DOCUMENT FOR DETAILS. (NOT PLOTTABLE).
  - THE SURVEYED PROPERTY IS SUBJECT TO A LICENSE FOR CONSTRUCTION OF SANITARY SEWER RECORDED FEBRUARY 13, 2004 AS DOCUMENT NUMBER 2004R0011809. SEE DOCUMENT FOR DETAILS.
  - THE SURVEYED PROPERTY IS SUBJECT TO AN ORDINANCE ESTABLISHING CITY OF CRYSTAL LAKE SPECIAL SERVICE AREA NUMBER EIGHT RECORDED MAY 15, 1990 AS DOCUMENT NUMBER 90R17497. SEE DOCUMENT FOR DETAILS. (NOT PLOTTABLE).
  - THE SURVEYED PROPERTY IS SUBJECT TO A DECLARATION REGARDING SPECIAL SERVICE AREA PAYMENTS RECORDED DECEMBER 22, 1988 AS DOCUMENT NUMBER 88R1210. SEE DOCUMENT FOR DETAILS. (NOT PLOTTABLE).
  - THE LAND SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BY THE CONTROLLING JURISDICTIONS.
  - SURVEY COMPLETED WITH OVER 12" OF SNOW COVER. SOME GROUND IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE AND SURVEYED AT THIS TIME.



STATE OF ILLINOIS )  
 COUNTY OF COOK )

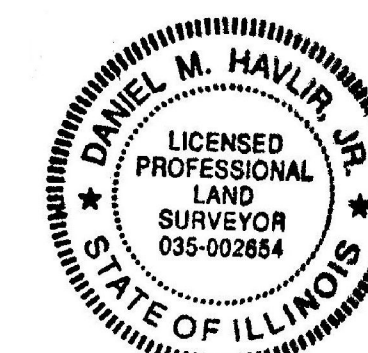
To: Commonwealth Land Title Insurance Company  
 USW Holding Company, LLC  
 Charles River Development

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7, 8, 9, 11, 13, 14, 16 and 17 of Table A thereof.

The field work was completed on January 23, 2019.  
 Date of Plat or Map: January 25, 2019.

Northwestern Engineering Consultants, P.C.  
 Illinois Professional Design Firm License No. 184-002695 Expires 04-30-19

By: *Daniel M. Havir Jr.*  
 Daniel M. Havir Jr.  
 Registered Professional Land Surveyor 2654



# Demographic Detail Report

**290 E Congress Pky, Crystal Lake, IL 60014**

Building Type: **Land**                      Total Available: **0 SF**  
 Class: -    % Leased: **0%**  
 RBA: -    Rent/SF/Yr: -  
 Typical Floor: -



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2026 Projection	5,114		48,011		120,895	
2021 Estimate	5,066		47,953		120,680	
2010 Census	4,905		48,457		121,557	
Growth 2021 - 2026	0.95%		0.12%		0.18%	
Growth 2010 - 2021	3.28%		-1.04%		-0.72%	
<b>2021 Population by Age</b>						
	<b>5,066</b>		<b>47,953</b>		<b>120,680</b>	
Age 0 - 4	294	5.80%	2,603	5.43%	6,511	5.40%
Age 5 - 9	321	6.34%	2,875	6.00%	7,409	6.14%
Age 10 - 14	341	6.73%	3,259	6.80%	8,627	7.15%
Age 15 - 19	329	6.49%	3,322	6.93%	8,821	7.31%
Age 20 - 24	289	5.70%	2,869	5.98%	7,405	6.14%
Age 25 - 29	317	6.26%	2,887	6.02%	7,064	5.85%
Age 30 - 34	340	6.71%	2,899	6.05%	6,831	5.66%
Age 35 - 39	357	7.05%	3,035	6.33%	7,379	6.11%
Age 40 - 44	321	6.34%	2,865	5.97%	7,484	6.20%
Age 45 - 49	332	6.55%	3,180	6.63%	8,615	7.14%
Age 50 - 54	360	7.11%	3,603	7.51%	9,648	7.99%
Age 55 - 59	381	7.52%	3,861	8.05%	9,982	8.27%
Age 60 - 64	327	6.45%	3,363	7.01%	8,377	6.94%
Age 65 - 69	250	4.93%	2,585	5.39%	6,178	5.12%
Age 70 - 74	188	3.71%	1,892	3.95%	4,336	3.59%
Age 75 - 79	139	2.74%	1,305	2.72%	2,873	2.38%
Age 80 - 84	86	1.70%	748	1.56%	1,574	1.30%
Age 85+	94	1.86%	804	1.68%	1,567	1.30%
Age 65+	757	14.94%	7,334	15.29%	16,528	13.70%
<b>Median Age</b>	<b>39.20</b>		<b>40.40</b>		<b>40.20</b>	
<b>Average Age</b>	<b>39.10</b>		<b>39.50</b>		<b>38.90</b>	

# Demographic Detail Report

## 290 E Congress Pky, Crystal Lake, IL 60014

Radius	1 Mile		3 Mile		5 Mile	
<b>2021 Population By Race</b>	<b>5,066</b>		<b>47,953</b>		<b>120,680</b>	
White	4,744	93.64%	44,738	93.30%	111,358	92.28%
Black	70	1.38%	744	1.55%	2,182	1.81%
Am. Indian & Alaskan	43	0.85%	307	0.64%	572	0.47%
Asian	115	2.27%	1,261	2.63%	4,347	3.60%
Hawaiian & Pacific Island	1	0.02%	19	0.04%	49	0.04%
Other	94	1.86%	884	1.84%	2,172	1.80%
<b>Population by Hispanic Origin</b>	<b>5,066</b>		<b>47,953</b>		<b>120,680</b>	
Non-Hispanic Origin	4,034	79.63%	41,245	86.01%	106,063	87.89%
Hispanic Origin	1,032	20.37%	6,708	13.99%	14,617	12.11%
<b>2021 Median Age, Male</b>	<b>37.90</b>		<b>38.80</b>		<b>39.00</b>	
<b>2021 Average Age, Male</b>	<b>37.80</b>		<b>38.50</b>		<b>38.10</b>	
<b>2021 Median Age, Female</b>	<b>40.80</b>		<b>42.10</b>		<b>41.40</b>	
<b>2021 Average Age, Female</b>	<b>40.30</b>		<b>40.60</b>		<b>39.70</b>	
<b>2021 Population by Occupation Classification</b>	<b>4,046</b>		<b>38,550</b>		<b>96,372</b>	
Civilian Employed	2,811	69.48%	26,256	68.11%	65,712	68.19%
Civilian Unemployed	195	4.82%	1,646	4.27%	4,524	4.69%
Civilian Non-Labor Force	1,040	25.70%	10,644	27.61%	26,121	27.10%
Armed Forces	0	0.00%	4	0.01%	15	0.02%
<b>Households by Marital Status</b>						
Married	975		10,265		26,963	
Married No Children	501		5,230		12,876	
Married w/Children	474		5,036		14,087	
<b>2021 Population by Education</b>	<b>3,836</b>		<b>35,698</b>		<b>87,637</b>	
Some High School, No Diploma	307	8.00%	1,904	5.33%	4,230	4.83%
High School Grad (Incl Equivalency)	705	18.38%	7,423	20.79%	17,475	19.94%
Some College, No Degree	1,094	28.52%	10,509	29.44%	26,938	30.74%
Associate Degree	344	8.97%	2,673	7.49%	5,729	6.54%
Bachelor Degree	837	21.82%	8,471	23.73%	22,127	25.25%
Advanced Degree	549	14.31%	4,718	13.22%	11,138	12.71%

# Demographic Detail Report

290 E Congress Pky, Crystal Lake, IL 60014

Radius	1 Mile		3 Mile		5 Mile	
<b>2021 Population by Occupation</b>	<b>5,301</b>		<b>49,379</b>		<b>123,755</b>	
Real Estate & Finance	242	4.57%	2,091	4.23%	4,928	3.98%
Professional & Management	1,492	28.15%	14,064	28.48%	34,742	28.07%
Public Administration	47	0.89%	729	1.48%	1,818	1.47%
Education & Health	556	10.49%	5,153	10.44%	12,907	10.43%
Services	429	8.09%	4,101	8.31%	9,737	7.87%
Information	42	0.79%	612	1.24%	1,806	1.46%
Sales	726	13.70%	6,454	13.07%	16,785	13.56%
Transportation	178	3.36%	1,183	2.40%	2,413	1.95%
Retail	354	6.68%	2,967	6.01%	8,225	6.65%
Wholesale	63	1.19%	918	1.86%	2,397	1.94%
Manufacturing	335	6.32%	3,554	7.20%	9,362	7.56%
Production	335	6.32%	3,238	6.56%	7,636	6.17%
Construction	196	3.70%	1,707	3.46%	4,428	3.58%
Utilities	132	2.49%	1,179	2.39%	3,089	2.50%
Agriculture & Mining	1	0.02%	74	0.15%	209	0.17%
Farming, Fishing, Forestry	0	0.00%	35	0.07%	97	0.08%
Other Services	173	3.26%	1,320	2.67%	3,176	2.57%
<b>2021 Worker Travel Time to Job</b>	<b>2,720</b>		<b>24,893</b>		<b>61,290</b>	
<30 Minutes	1,489	54.74%	13,426	53.93%	30,075	49.07%
30-60 Minutes	692	25.44%	6,674	26.81%	19,415	31.68%
60+ Minutes	539	19.82%	4,793	19.25%	11,800	19.25%
<b>2010 Households by HH Size</b>	<b>1,837</b>		<b>17,432</b>		<b>42,010</b>	
1-Person Households	497	27.05%	3,825	21.94%	7,701	18.33%
2-Person Households	551	29.99%	5,324	30.54%	12,537	29.84%
3-Person Households	290	15.79%	3,002	17.22%	7,640	18.19%
4-Person Households	266	14.48%	3,070	17.61%	8,338	19.85%
5-Person Households	133	7.24%	1,404	8.05%	3,829	9.11%
6-Person Households	56	3.05%	511	2.93%	1,303	3.10%
7 or more Person Households	44	2.40%	296	1.70%	662	1.58%
<b>2021 Average Household Size</b>	<b>2.70</b>		<b>2.80</b>		<b>2.90</b>	
<b>Households</b>						
2026 Projection	1,891		17,242		41,754	
2021 Estimate	1,877		17,226		41,681	
2010 Census	1,837		17,432		42,010	
Growth 2021 - 2026	0.75%		0.09%		0.18%	
Growth 2010 - 2021	2.18%		-1.18%		-0.78%	

# Demographic Detail Report

290 E Congress Pky, Crystal Lake, IL 60014						
Radius	1 Mile		3 Mile		5 Mile	
<b>2021 Households by HH Income</b>	<b>1,879</b>		<b>17,226</b>		<b>41,682</b>	
<\$25,000	233	12.40%	1,276	7.41%	2,840	6.81%
\$25,000 - \$50,000	364	19.37%	2,542	14.76%	5,472	13.13%
\$50,000 - \$75,000	278	14.80%	2,870	16.66%	6,659	15.98%
\$75,000 - \$100,000	293	15.59%	2,912	16.90%	6,304	15.12%
\$100,000 - \$125,000	227	12.08%	2,218	12.88%	5,578	13.38%
\$125,000 - \$150,000	113	6.01%	1,487	8.63%	3,765	9.03%
\$150,000 - \$200,000	174	9.26%	2,096	12.17%	5,559	13.34%
\$200,000+	197	10.48%	1,825	10.59%	5,505	13.21%
<b>2021 Avg Household Income</b>	<b>\$102,993</b>		<b>\$112,550</b>		<b>\$121,187</b>	
<b>2021 Med Household Income</b>	<b>\$80,503</b>		<b>\$91,526</b>		<b>\$98,278</b>	
<b>2021 Occupied Housing</b>	<b>1,877</b>		<b>17,225</b>		<b>41,681</b>	
Owner Occupied	1,344	71.60%	13,944	80.95%	36,006	86.38%
Renter Occupied	533	28.40%	3,281	19.05%	5,675	13.62%
<b>2010 Housing Units</b>	<b>1,967</b>		<b>18,271</b>		<b>44,459</b>	
1 Unit	1,446	73.51%	14,732	80.63%	39,214	88.20%
2 - 4 Units	106	5.39%	1,119	6.12%	1,653	3.72%
5 - 19 Units	308	15.66%	1,976	10.81%	2,639	5.94%
20+ Units	107	5.44%	444	2.43%	953	2.14%
<b>2021 Housing Value</b>	<b>1,343</b>		<b>13,944</b>		<b>36,007</b>	
<\$100,000	109	8.12%	670	4.80%	1,025	2.85%
\$100,000 - \$200,000	411	30.60%	4,003	28.71%	9,158	25.43%
\$200,000 - \$300,000	581	43.26%	6,248	44.81%	16,276	45.20%
\$300,000 - \$400,000	172	12.81%	2,180	15.63%	6,460	17.94%
\$400,000 - \$500,000	54	4.02%	535	3.84%	1,880	5.22%
\$500,000 - \$1,000,000	7	0.52%	248	1.78%	1,089	3.02%
\$1,000,000+	9	0.67%	60	0.43%	119	0.33%
<b>2021 Median Home Value</b>	<b>\$226,075</b>		<b>\$236,795</b>		<b>\$248,049</b>	
<b>2021 Housing Units by Yr Built</b>	<b>2,029</b>		<b>18,541</b>		<b>44,791</b>	
Built 2010+	84	4.14%	248	1.34%	884	1.97%
Built 2000 - 2010	115	5.67%	1,894	10.22%	6,215	13.88%
Built 1990 - 1999	285	14.05%	4,901	26.43%	14,723	32.87%
Built 1980 - 1989	198	9.76%	2,706	14.59%	5,840	13.04%
Built 1970 - 1979	351	17.30%	3,401	18.34%	6,546	14.61%
Built 1960 - 1969	287	14.14%	2,005	10.81%	3,709	8.28%
Built 1950 - 1959	270	13.31%	1,557	8.40%	3,466	7.74%
Built <1949	439	21.64%	1,829	9.86%	3,408	7.61%
<b>2021 Median Year Built</b>	<b>1970</b>		<b>1981</b>		<b>1988</b>	