



*** PRICE REDUCTION ***

18N961 RANDALL ROAD, ALGONQUIN, IL 60102

3.56+/- ACRES FOR SALE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
 St. Charles, IL 60174
 630.513.0173 | murraycommercial.com

THIJS DENNISON

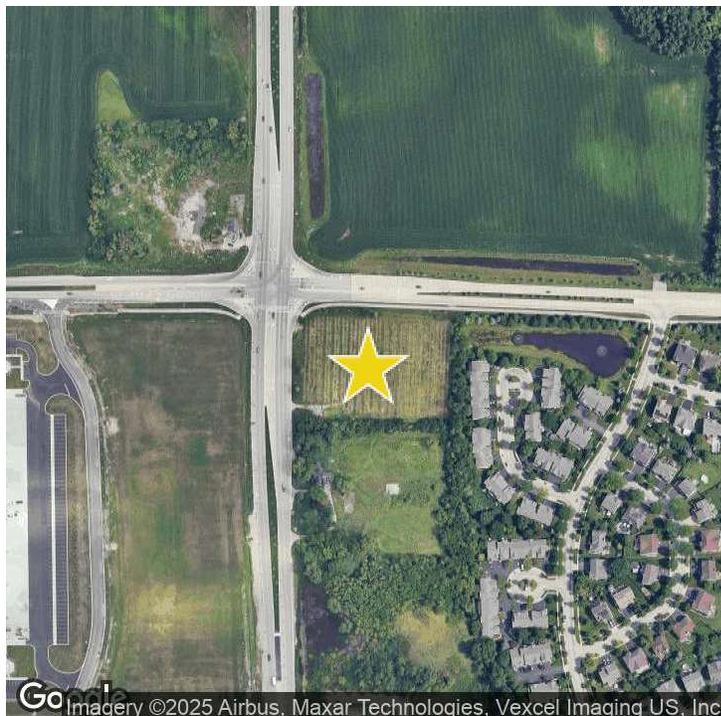
Broker
 630.251.2144
 thijs@murraycommercial.com

JACE MURRAY

President/Managing Broker
 630.244.3272
 jace@murraycommercial.com

3.56 Acres Retail Development 18N961 RANDALL RD, ALGONQUIN, IL 60102

DEVELOPMENT OPPORTUNITY



SALE PRICE

\$775,368

OFFERING SUMMARY

Lot Size:	3.56+/- Acres
Price/SF:	\$5
PIN:	03-08-100-021
Zoning:	B-2
Traffic Count:	32,700
2024 Tax Bill Pay 2025:	\$152

PROPERTY OVERVIEW

DEVELOPMENT OPPORTUNITY! Located at the SE corner of Randall Road and Longmeadow Parkway in Algonquin. Just south of the Algonquin Commons Mall and retail trade area. A new bridge has been constructed on Longmeadow Parkway over the Fox River increasing traffic counts on this prime corner.

PROPERTY HIGHLIGHTS

- Signalized Intersection on Randall Road & Longmeadow Parkway
- 32,700+/- VPD
- Strong Demographics



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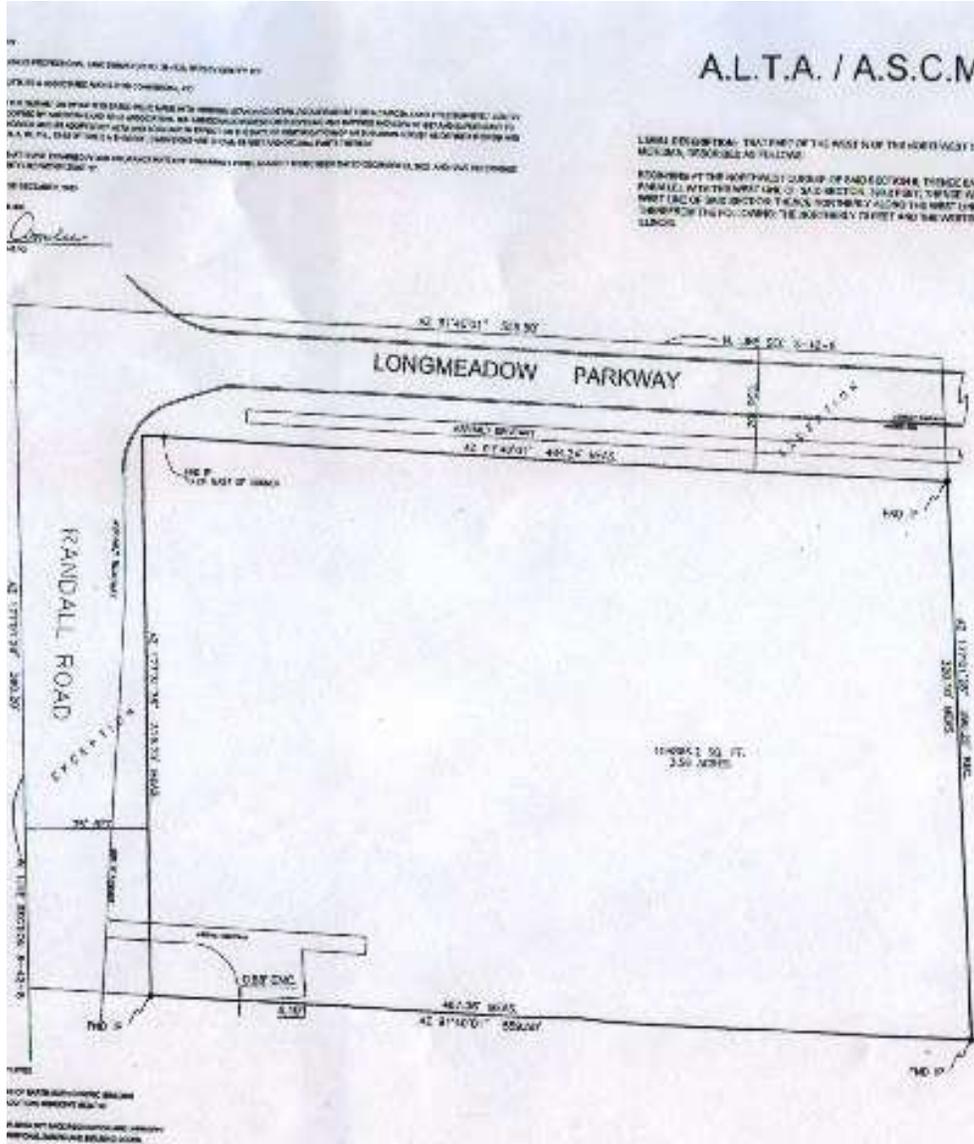
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SURVEY

A.L.T.A. / A.S.C.M. LAND SURVEY

LEGAL DESCRIPTION: TRACT OF THE WEST 1/4 OF THE NORTH 1/4 OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, ROCKFORD AS FOLLOWS:

BEGINS AT THE NORTHWEST CORNER OF SAID SECTION, THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 100.00 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 100.00 FEET; THENCE WESTERLY THROUGH THE NORTH LINE OF SAID SECTION 100.00 FEET TO THE WEST LINE OF SAID SECTION 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID SECTION 100.00 FEET TO THE POINT OF BEGINNING; BEING THE CORNER OF SAID SECTION 1, TOWNSHIP 12 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN.



LOCATION DETAIL



SCALE: 1"=40'

LUCO CONSTRUCTION	
CLIENT NAME	P.O. BOX 202
ADDRESS	ALGONQUIN, IL 60102
PHONE	815-244-2837
	FAX: 815-244-2814
DATE	PROJECT NO.
12/25/06	16-11490



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2024 TAX BILL PAY 2025

Christopher J. Lauzen CPA, MBA Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **03-08-100-021**



1st
2
0
2
4

****DUPLICATE****

HUNTINGTON REINVESTORS GOLDIN ET AL
 ROY GOTTLIEB & STEVEN GOLDIN
 117 S COOK ST UNIT 351
 BARRINGTON IL 60010-4361

1ST INSTALLMENT 2024	76.23
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$76.23
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 06/02/25	Paid on 05/22/2025 \$0.00

Check for mailing address change / Remove stub and remit with payment

03081000211000000000000602256

Christopher J. Lauzen CPA, MBA Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **03-08-100-021**



2nd
2
0
2
4

****DUPLICATE****

HUNTINGTON REINVESTORS GOLDIN ET AL
 ROY GOTTLIEB & STEVEN GOLDIN
 117 S COOK ST UNIT 351
 BARRINGTON IL 60010-4361

2ND INSTALLMENT 2024	76.23
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$76.23
INSTALLMENT BALANCE DUE DUE ON OR BEFORE 09/02/25	Paid on 05/22/2025 \$0.00

Check for mailing address change / Remove stub and remit with payment

0308100021200000000000902253

Rate 2023	Tax 2023	Taxing District	Rate 2024	Tax 2024
0.256450	\$5.11	KANE COUNTY	0.237823	\$5.11
0.052912	\$1.05	KANE COUNTY PENSION	0.050019	\$1.08
0.128782	\$2.57	KANE FOREST PRESERVE	0.146712	\$3.16
0.000108	\$0.00	KANE FOREST PRESERVE PENSION	0.000096	\$0.00
0.088332	\$1.76	DUNDEE TOWNSHIP	0.082697	\$1.78
0.081235	\$1.62	DUNDEE TWP ROAD DIST	0.074690	\$1.61
0.002603	\$0.05	DUNDEE TWP ROAD DIST PENSION	0.002400	\$0.05
4.935590	\$98.27	DUNDEE SCHOOL DISTRICT 300	4.575807	\$98.42
0.099500	\$1.98	DUNDEE SCHOOL DISTRICT 300 PENSION	0.117026	\$2.52
0.420660	\$8.38	ELGIN COLLEGE 509	0.386789	\$8.32
0.000030	\$0.00	ELGIN COLLEGE 509 PENSION	0.000027	\$0.00
0.440248	\$8.76	DUNDEE TWP PARK DISTRICT	0.415862	\$8.95
0.046610	\$0.93	DUNDEE TWP PARK DISTRICT PENSION	0.040636	\$0.87
0.162072	\$3.23	FOX RIVER VALLEY PUBLIC LIBRARY	0.152025	\$3.27
0.000000	\$0.00	FOX RIVER VALLEY PUBLIC LIBRARY PENSION	0.000000	\$0.00
0.805000	\$16.03	CARPENTERSVILLE & COUNTRYSIDE FIRE	0.805000	\$17.32

2024 Kane County Real Estate Tax Bill
 Christopher J. Lauzen CPA, MBA
 719 S. Batavia Avenue, Bldg. A
 Geneva, IL 60134

7.520132	\$149.74	TOTAL	7.087789	\$152.46
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Parcel Number 03-08-100-021		TIF BASE	N/A
Late Payment Schedule		FAIR CASH VALUE	
1st 2nd		LAND VALUE	0.00
Jun 3 Thru Jul 2		+ BUILDING VALUE	0.00
Jul 3 Thru Aug 2		- HOME IMPROVEMENT / VET	0.00
Aug 3 Thru Sept 2		= ASSESSED VALUE	0.00
Sept 3 Thru Oct 2		x STATE MULTIPLIER	1.0000
Oct 3 Thru Oct 24		= EQUALIZED VALUE	0.00
Payment on or after Sept 15, 2025. Please see Instructions on reverse side for LATE PAYMENTS.		- HOMESTEAD EXEMPTION	0.00
Mail To: HUNTINGTON REINVESTORS GOLDIN ET AL ROY GOTTLIEB & STEVEN GOLDIN 117 S COOK ST UNIT 351 BARRINGTON IL 60010-4361		- SENIOR EXEMPTION	0.00
Property Location: 18N961 RANDALL RD DUNDEE, IL 60118		- OTHER EXEMPTIONS	0.00
DUPLICATE		+ FARM LAND	2,151.00
Township DU	Tax Code DU004	+ FARM BUILDING	0.00
Acres 3.4		= NET TAXABLE VAL	2,151.00
Tax Rate 7.087789	Sold at Tax Sale	x TAX RATE	7.087789
Forfeited Tax		= CURRENT TAX	\$152.46
First Installment Tax 76.23	Second Installment Tax 76.23	+ NON AD VALOREM TAX	\$0.00
Adjustment	Adjustment	+ BACK TAX/ FORF AMOUNT	\$0.00
Penalty	Penalty	- ENTERPRISE ZONE	\$0.00
Other Fees	Other Fees	= TOTAL TAX DUE	\$152.46
Other Fees	Other Fees		
Paid on 05/22/2025	Paid on 05/22/2025		



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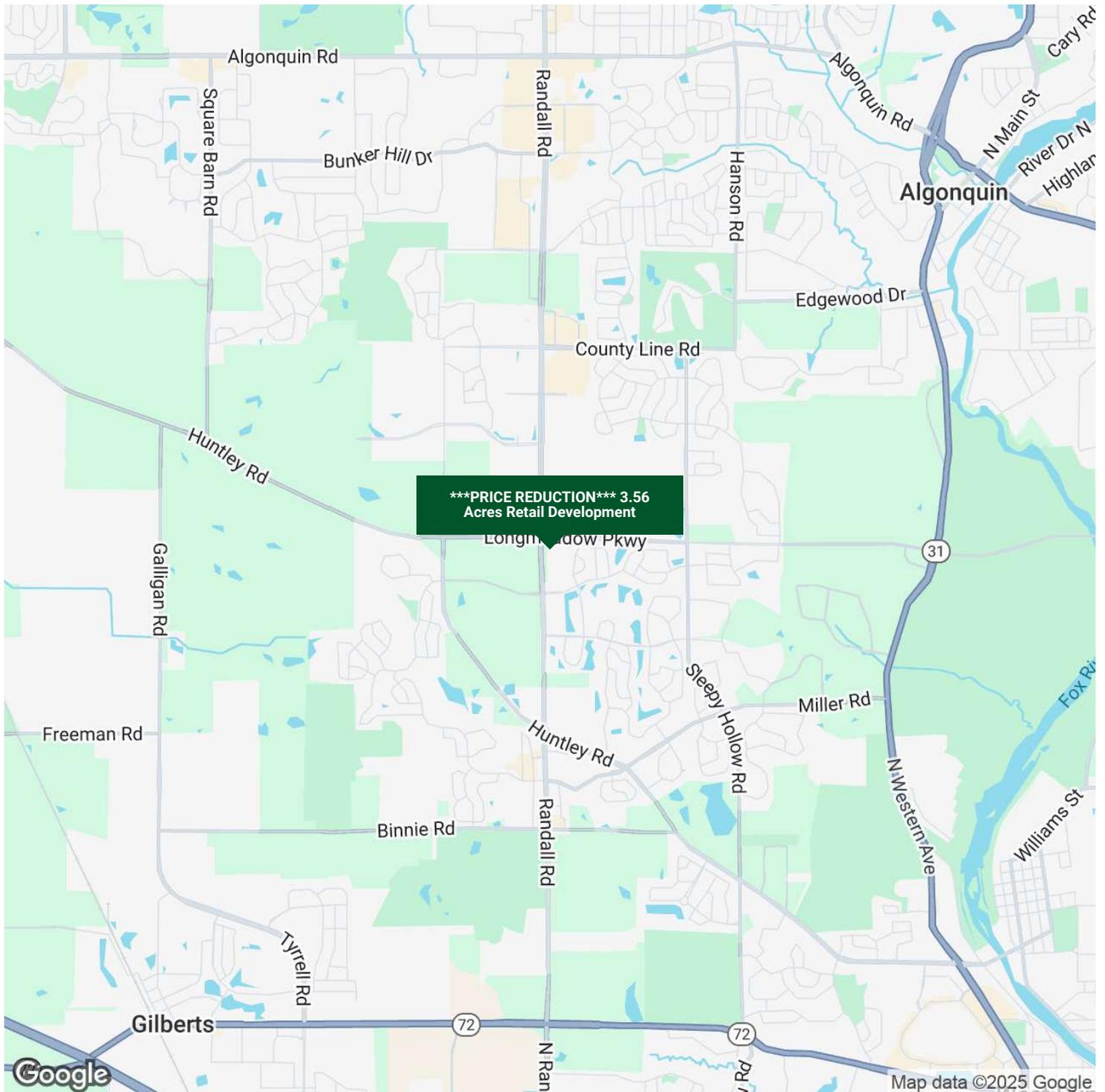
RETAILER MAP



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LOCATION MAP



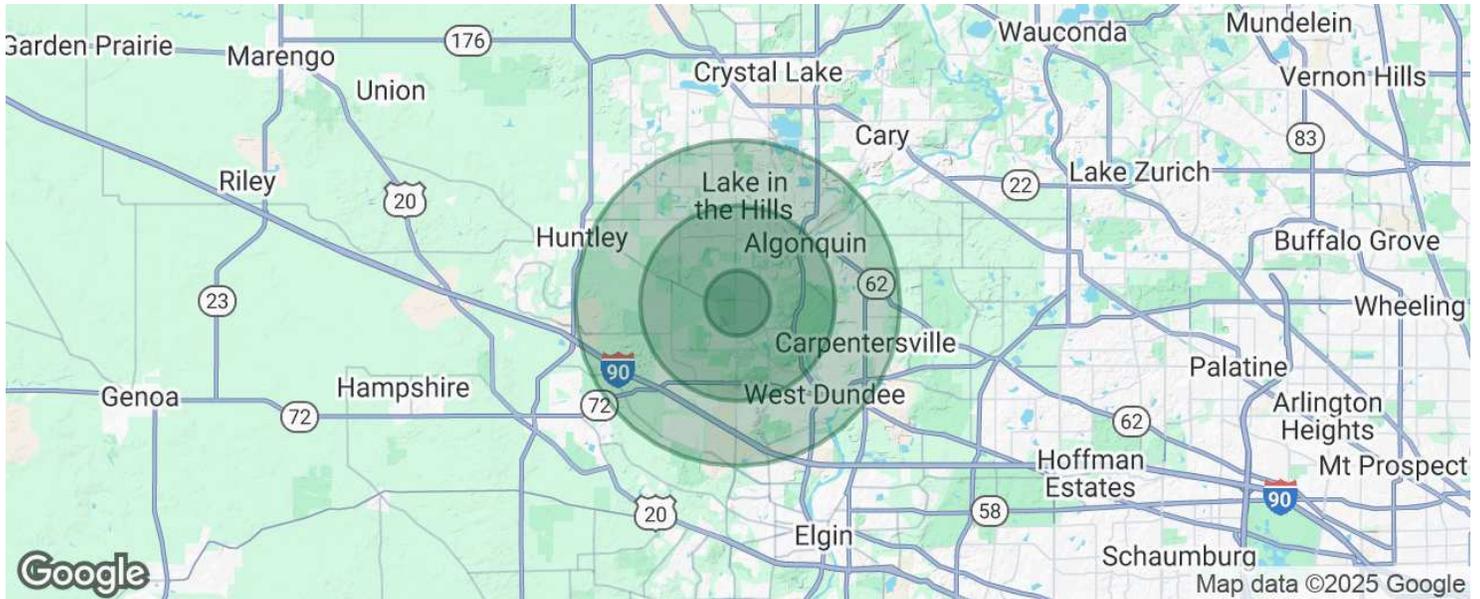
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,367	45,902	130,241
Median age	35.5	37.0	35.5
Median age (Male)	34.6	35.6	34.6
Median age (Female)	36.2	37.6	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,124	15,160	43,689
# of persons per HH	3.0	3.0	3.0
Average HH income	\$112,601	\$109,067	\$96,993
Average house value	\$341,857	\$312,210	\$297,679

TRAFFIC COUNTS
32,700/day

* Demographic data derived from 2020 ACS - US Census



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LAND FOR SALE

CONFIDENTIALITY & DISCLAIMER

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This material is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this material or making an offer to purchase the Property unless and until Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Murray Commercial from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.



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AGENCY DISCLOSURE



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The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.



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EXCLUSIVE BROKER



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President/Managing Broker

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Direct: 630.513.0173 | Cell: 630.244.3272

PROFESSIONAL BACKGROUND

With over 20 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.



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PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design



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