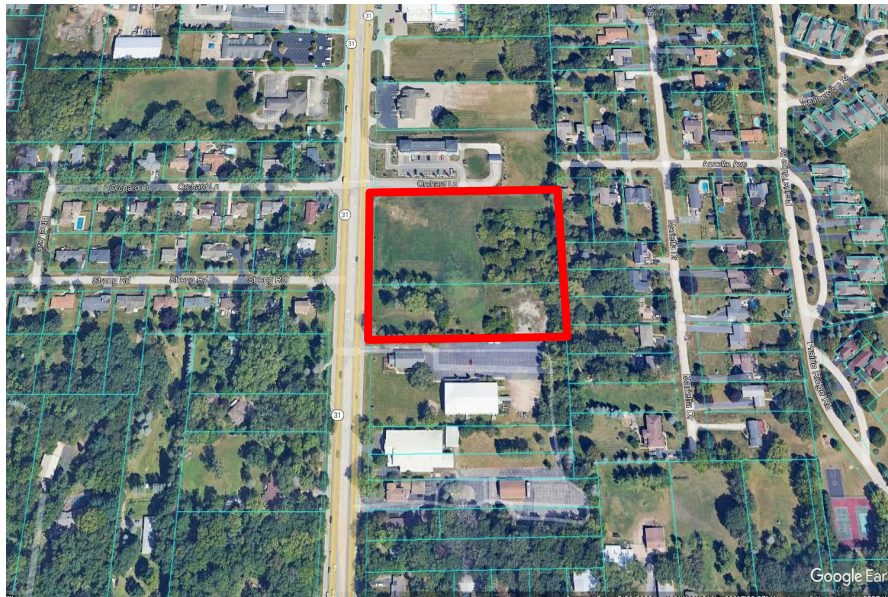


+/- 5.72 Acres Commercial Land

5850 S Route 31, Crystal Lake IL

Commercial/Retail Development Opportunity



- ± 5.72 acres commercial land, divisible.
- Full access from Orchard at Route 31 + right in right out, detention provided.
- High traffic retail corridor.
- Potential uses include, retail, commercial, office, restaurant and others.
- Asking \$1,500,000.
- Please call for additional information.

Dan Flanagan, ALC
Managing Broker

Phone: 630-388-8522

Fax: 630-443-1239

Dan@FlanaganLand.com

Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

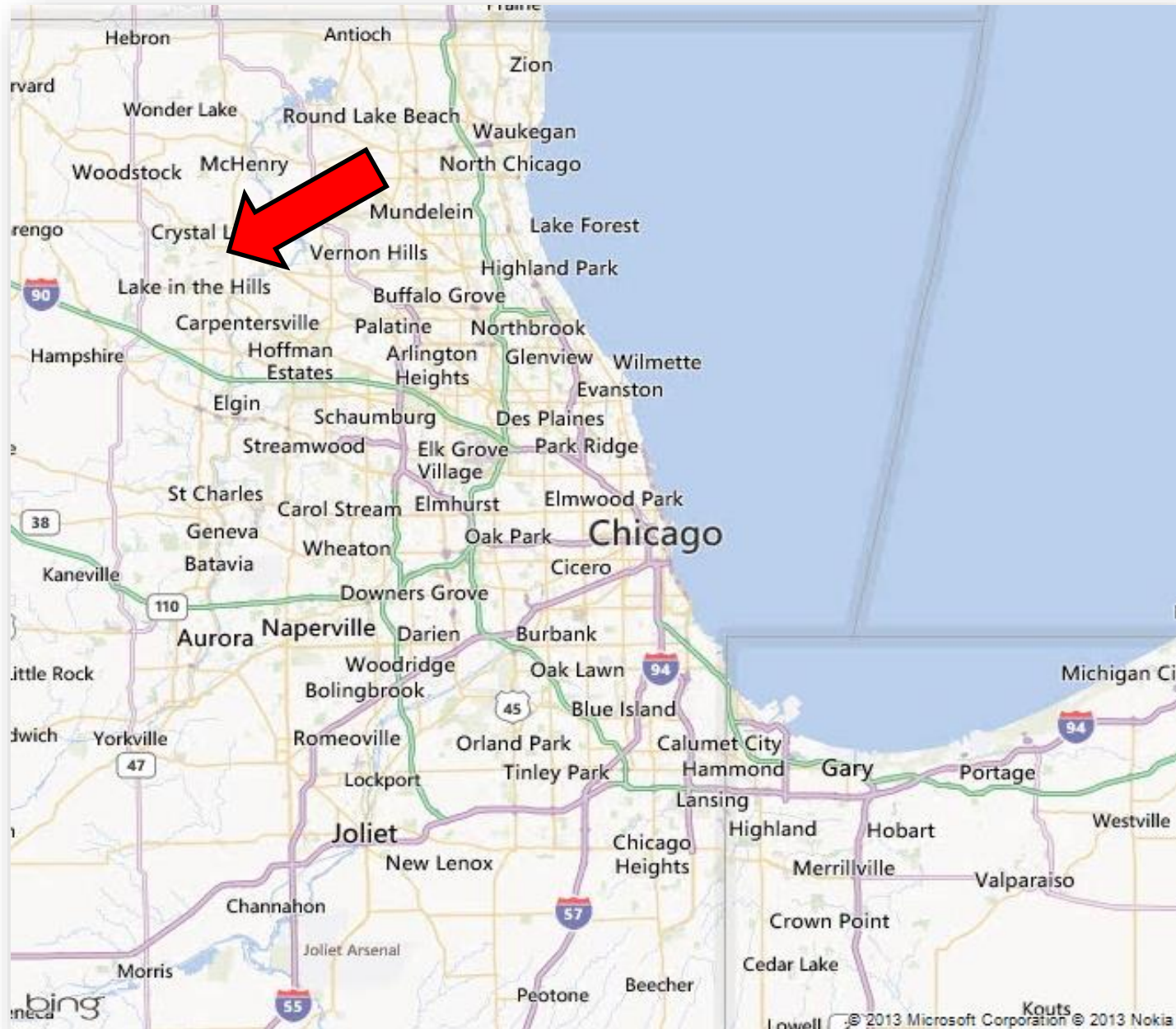
+/- 5.72 Acres Commercial Land

5850 S Route 31, Crystal Lake IL

Overview:	+/-5.72 acres commercial land, well located on busy 34,000 vpd Route 31 approx. 0.25 miles south of Rt 31 & Route 176 intersection. Adjacent to bust Express Car Wash/Pet Wash. Divisible to +/- 1 acre. Full access at Orchard Rt 31 with additional right-in right-out approved. Turn lanes constructed on Rt 31. Sewer and water at the site, detention provided. Ideal site for convenience retail, fast food tire/auto service, etc.
Location:	East of Route 31, south of Orchard, Crystal Lake, McHenry Co, Illinois.
Acres:	+/- 5.72 acres, divisible to +/- 1 acre.
Access:	Access from Orchard Rd at Route 31, right in right out approved, turn lane already constructed.
Traffic:	33,400 vpd on Route 31, 17,700 bpd on Route 176.
Utilities:	Sewer and water adjacent.
Wetland/ Floodplain:	None mapped.
Zoning:	B-2 Commercial PUD.
Price:	\$1,500,000 (Approx. \$6.00/sq ft)

+/- 5.72 Acres Commercial Land

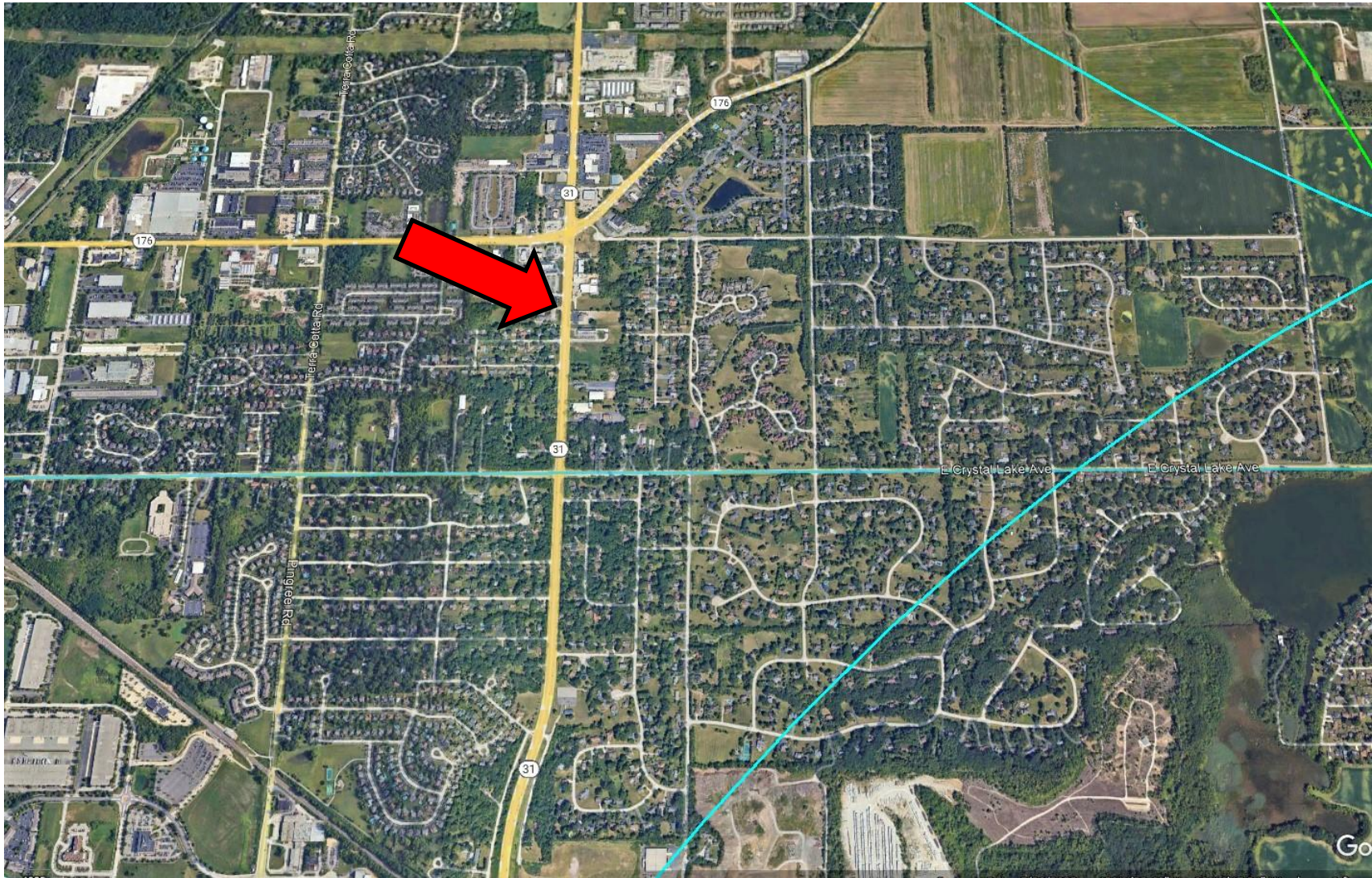
5850 S Route 31, Crystal Lake IL



+/- 5.72 Acres Commercial Land

5850 S Route 31, Crystal Lake IL

Aerial Photo



+/- 5.72 Acres Commercial Land

5850 S Route 31, Crystal Lake IL

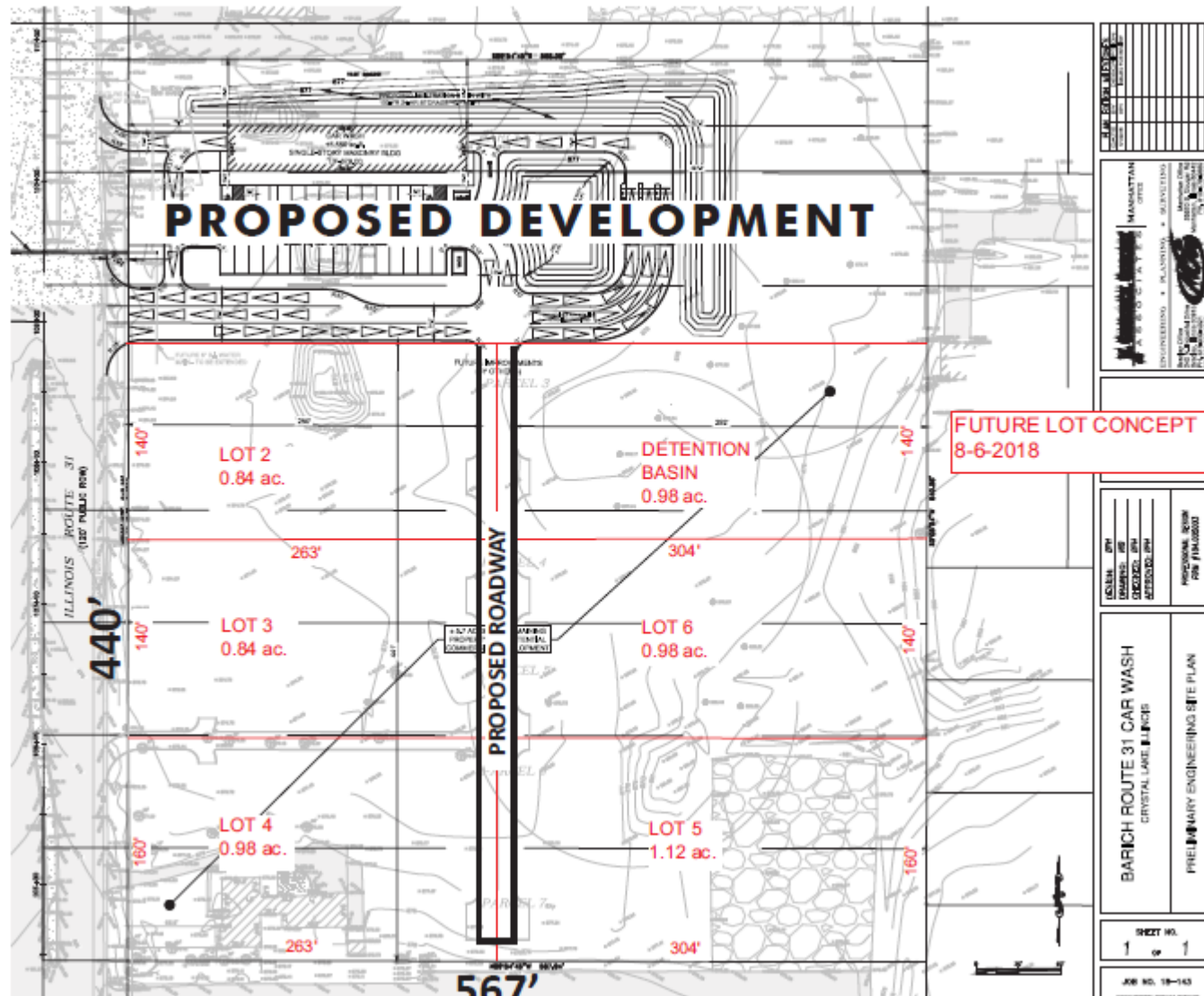
Aerial Photo



+/- 5.72 Acres Commercial Land

5850 S Route 31, Crystal Lake IL

Site Plan



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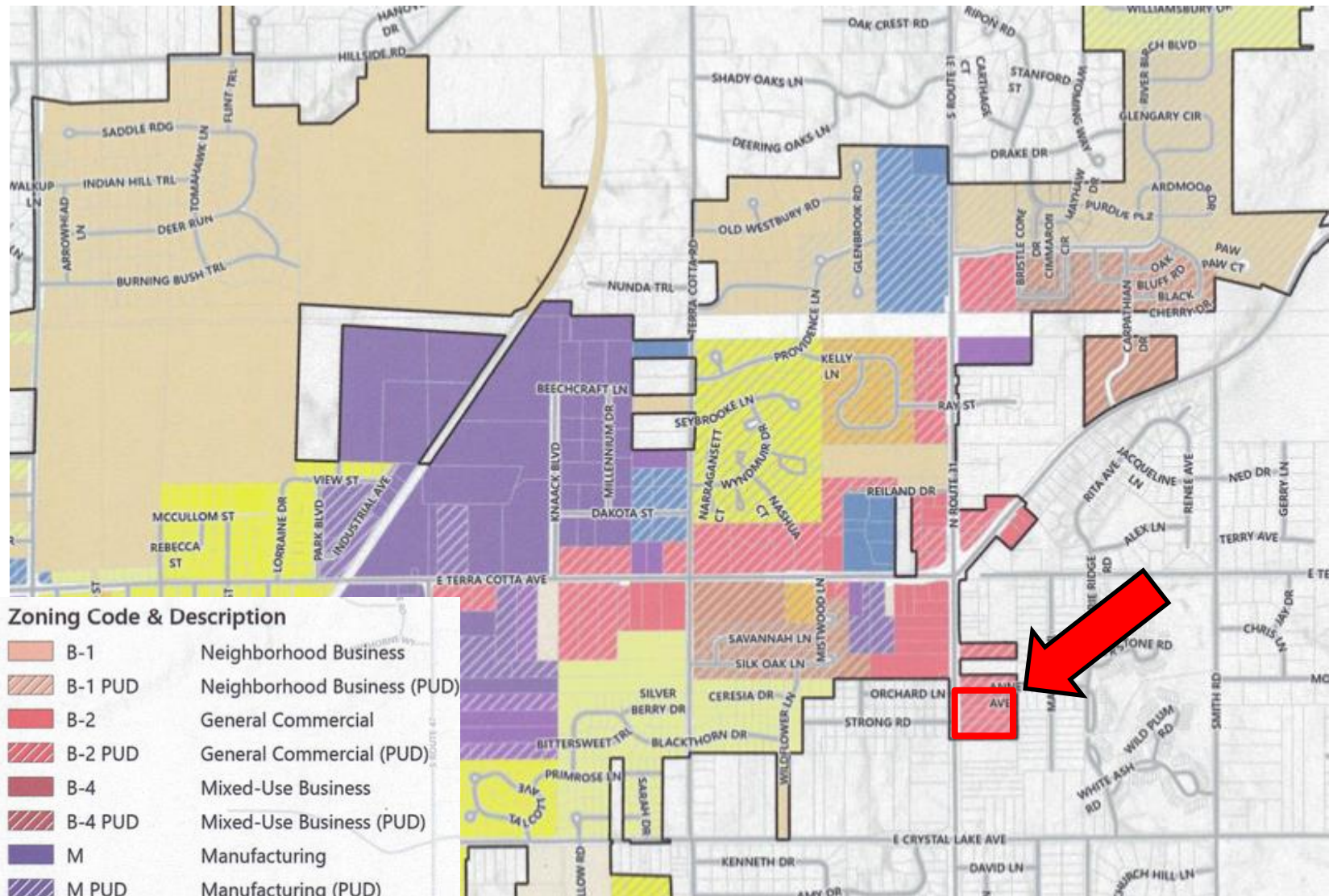


The map shows a residential area with several streets. A red arrow points to the intersection of E Terra Cotta Ave and a vertical road labeled 31. The map includes streets such as E Terra Cotta Ave, E Crystal Lake Ave, Savannah Ln, Silk Oak Ln, Ceresia Dr, Wildflower Ln, Blackthorn Dr, Mistwood Ln, Orchard Ln, Ethel Ave, Strong Rd, Annette Ave, Marietta Dr, Prairie Ridge Rd, Weatherstone Rd, Wild Plum Dr, White Ash Rd, and Alex Ln. The map also shows house numbers and a road labeled 176.

+/- 5.72 Acres Commercial Land

5850 S Route 31, Crystal Lake IL

Zoning Map



+/- 5.72 Acres Commercial Land

5850 S Route 31, Crystal Lake IL

Demographic Summary

	1 Mile	3 Mile	5 Mile
2024 Population	5,007	39,693	106,120
Average Household Income	\$123,259	\$114,795	\$115,525
Median Home Value	\$316,090	\$269,673	\$258,697

ABOUT FLANAGAN REALTY, LLC



Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges. The following is a brief overview of Dan's relevant experience and qualifications:

Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.

President - Illinois Chapter of the Realtors Land Institute.

Board of Directors of the National Realtors Land Institute

Former partner with a large Midwestern private equity real estate development firm.

Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.

Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.

Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.

Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.

Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.



ILLINOIS ASSOCIATION OF REALTORS NOTICE OF NO AGENCY RELATIONSHIP

Name of Broker Associate _____ Daniel Flanagan _____

Name of Brokerage Company _____ Flanagan Realty, LLC _____

NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

**THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS
REQUIRED BY STATE LAW.**

Customer Signature

Print Customer's Name

Date