

FOR SALE

28 Acre Development Site
7318 W IL Route 120
McHenry, IL 60050



HIGH TRAFFIC LOCATION

ASKING PRICE: \$2,195,000
\$1.80/SF

TAXES 2024: \$6,263

PINS: 09-19-400-013

CURRENT ZONING: AG

DIVISIBLE

- 1,280' of Frontage on IL Route 120
- Traffic Count: 13,000 Daily
- Utilities to Property Line
- Relatively Flat Land Parcel
- Low Risk Flood Area
- Partially Wooded Parcel
- Void of Wetlands and Floodplains
- Divisible TBD
- Lighted Intersection
- Potential Use: Retail, Mixed Use Assisted Living, Convenience Station Food Service, Hotel

**BERKSHIRE
HATHAWAY**
HOMESERVICES

STARCK
REAL ESTATE

COMMERCIAL DIVISION


Jack Minero, Broker
JMinero@StarckRE.com
815.382.9728

Elizabeth DeMeo, Broker
EDeMeo@StarckRE.com
815.260.9042

StarckRE.com

330 W. Virginia Street, Crystal Lake, IL 60014

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28 Acres
Boundaries
Approximate

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Google Earth



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Google Earth



7318

7314

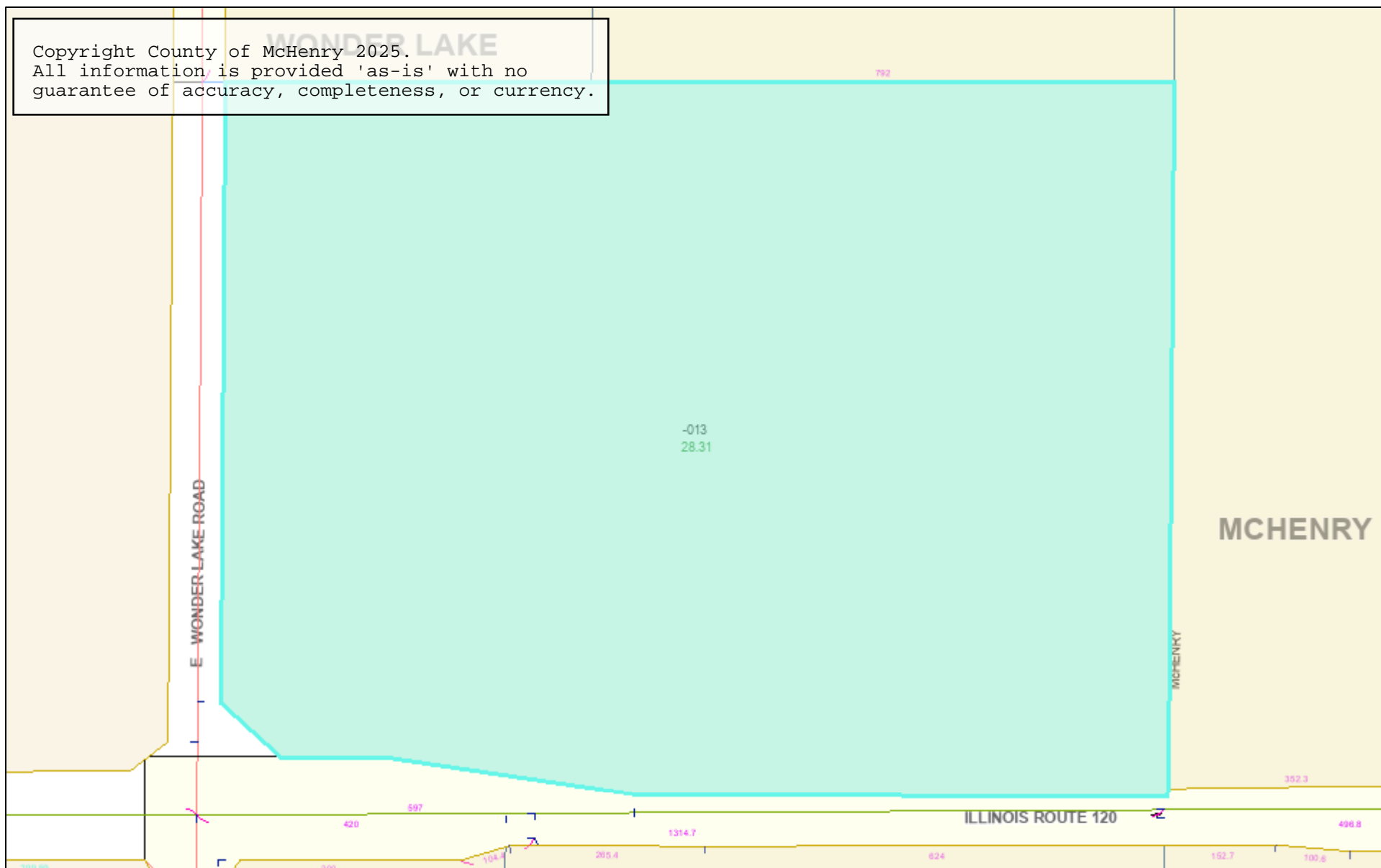
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120

120

Google Earth

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October 6, 2025

Demographic Detail Report

28 Acre Development Site

7318 W Route 120, Mchenry, IL 60050

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	1,665		23,128		51,163	
2024 Estimate	1,651		22,965		50,777	
2020 Census	1,596		22,361		49,307	
Growth 2024 - 2029	0.85%		0.71%		0.76%	
Growth 2020 - 2024	3.45%		2.70%		2.98%	
2024 Population by Age	1,651		22,965		50,777	
Age 0 - 4	80	4.85%	1,153	5.02%	2,556	5.03%
Age 5 - 9	81	4.91%	1,172	5.10%	2,596	5.11%
Age 10 - 14	104	6.30%	1,472	6.41%	3,152	6.21%
Age 15 - 19	109	6.60%	1,578	6.87%	3,313	6.52%
Age 20 - 24	102	6.18%	1,402	6.10%	3,046	6.00%
Age 25 - 29	99	6.00%	1,323	5.76%	2,996	5.90%
Age 30 - 34	105	6.36%	1,406	6.12%	3,100	6.11%
Age 35 - 39	106	6.42%	1,483	6.46%	3,247	6.39%
Age 40 - 44	107	6.48%	1,569	6.83%	3,376	6.65%
Age 45 - 49	104	6.30%	1,461	6.36%	3,145	6.19%
Age 50 - 54	117	7.09%	1,527	6.65%	3,273	6.45%
Age 55 - 59	129	7.81%	1,583	6.89%	3,479	6.85%
Age 60 - 64	129	7.81%	1,630	7.10%	3,638	7.16%
Age 65 - 69	99	6.00%	1,403	6.11%	3,179	6.26%
Age 70 - 74	76	4.60%	1,136	4.95%	2,582	5.08%
Age 75 - 79	56	3.39%	852	3.71%	1,977	3.89%
Age 80 - 84	29	1.76%	483	2.10%	1,197	2.36%
Age 85+	20	1.21%	333	1.45%	922	1.82%
Age 65+	280	16.96%	4,207	18.32%	9,857	19.41%
Median Age	41.90		41.60		42.00	
Average Age	40.80		40.80		41.40	



Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	1,651	22,965	50,777
White	1,427 86.43%	19,344 84.23%	42,025 82.76%
Black	7 0.42%	125 0.54%	404 0.80%
Am. Indian & Alaskan	3 0.18%	63 0.27%	116 0.23%
Asian	17 1.03%	302 1.32%	889 1.75%
Hawaiian & Pacific Island	0 0.00%	9 0.04%	18 0.04%
Other	198 11.99%	3,122 13.59%	7,324 14.42%
Population by Hispanic Origin	1,651	22,965	50,777
Non-Hispanic Origin	1,437 87.04%	19,833 86.36%	43,369 85.41%
Hispanic Origin	214 12.96%	3,132 13.64%	7,407 14.59%
2024 Median Age, Male	41.20	40.60	40.80
2024 Average Age, Male	40.30	40.00	40.30
2024 Median Age, Female	42.70	42.70	43.40
2024 Average Age, Female	41.40	41.70	42.40
2024 Population by Occupation Classification	1,364	18,854	41,807
Civilian Employed	895 65.62%	12,463 66.10%	27,265 65.22%
Civilian Unemployed	21 1.54%	408 2.16%	885 2.12%
Civilian Non-Labor Force	448 32.84%	5,983 31.73%	13,657 32.67%
Armed Forces	0 0.00%	0 0.00%	0 0.00%
Households by Marital Status			
Married	341	4,686	10,222
Married No Children	225	2,880	6,428
Married w/Children	116	1,806	3,794
2024 Population by Education	1,272	16,919	38,107
Some High School, No Diploma	58 4.56%	1,354 8.00%	2,532 6.64%
High School Grad (Incl Equivalency)	422 33.18%	4,793 28.33%	10,781 28.29%
Some College, No Degree	438 34.43%	5,913 34.95%	12,223 32.08%
Associate Degree	97 7.63%	731 4.32%	1,994 5.23%
Bachelor Degree	222 17.45%	3,284 19.41%	7,585 19.90%
Advanced Degree	35 2.75%	844 4.99%	2,992 7.85%



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Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation	1,604	23,030	50,111
Real Estate & Finance	75 4.68%	695 3.02%	1,564 3.12%
Professional & Management	273 17.02%	4,831 20.98%	11,709 23.37%
Public Administration	15 0.94%	355 1.54%	853 1.70%
Education & Health	142 8.85%	2,157 9.37%	5,052 10.08%
Services	171 10.66%	2,034 8.83%	4,136 8.25%
Information	12 0.75%	232 1.01%	374 0.75%
Sales	158 9.85%	2,656 11.53%	6,042 12.06%
Transportation	7 0.44%	206 0.89%	420 0.84%
Retail	107 6.67%	1,355 5.88%	3,667 7.32%
Wholesale	27 1.68%	556 2.41%	1,047 2.09%
Manufacturing	156 9.73%	2,356 10.23%	4,772 9.52%
Production	233 14.53%	2,434 10.57%	4,568 9.12%
Construction	98 6.11%	1,596 6.93%	3,043 6.07%
Utilities	92 5.74%	746 3.24%	1,417 2.83%
Agriculture & Mining	0 0.00%	87 0.38%	184 0.37%
Farming, Fishing, Forestry	0 0.00%	24 0.10%	33 0.07%
Other Services	38 2.37%	710 3.08%	1,230 2.45%
2024 Worker Travel Time to Job	797	11,297	24,576
<30 Minutes	410 51.44%	6,015 53.24%	12,919 52.57%
30-60 Minutes	234 29.36%	3,295 29.17%	7,398 30.10%
60+ Minutes	153 19.20%	1,987 17.59%	4,259 17.33%
2020 Households by HH Size	583	8,415	19,011
1-Person Households	103 17.67%	1,881 22.35%	4,637 24.39%
2-Person Households	225 38.59%	2,936 34.89%	6,583 34.63%
3-Person Households	90 15.44%	1,338 15.90%	3,089 16.25%
4-Person Households	106 18.18%	1,341 15.94%	2,784 14.64%
5-Person Households	38 6.52%	560 6.65%	1,182 6.22%
6-Person Households	14 2.40%	231 2.75%	474 2.49%
7 or more Person Households	7 1.20%	128 1.52%	262 1.38%
2024 Average Household Size	2.70	2.60	2.50
Households			
2029 Projection	609	8,715	19,705
2024 Estimate	604	8,651	19,557
2020 Census	583	8,414	19,011
Growth 2024 - 2029	0.83%	0.74%	0.76%
Growth 2020 - 2024	3.60%	2.82%	2.87%



Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	604	8,651	19,557
<\$25,000	16 2.65%	974 11.26%	2,247 11.49%
\$25,000 - \$50,000	80 13.25%	1,513 17.49%	3,564 18.22%
\$50,000 - \$75,000	124 20.53%	1,623 18.76%	3,150 16.11%
\$75,000 - \$100,000	57 9.44%	1,091 12.61%	2,610 13.35%
\$100,000 - \$125,000	205 33.94%	1,344 15.54%	2,889 14.77%
\$125,000 - \$150,000	14 2.32%	646 7.47%	1,360 6.95%
\$150,000 - \$200,000	73 12.09%	827 9.56%	1,888 9.65%
\$200,000+	35 5.79%	633 7.32%	1,849 9.45%
2024 Avg Household Income	\$107,479	\$97,941	\$102,498
2024 Med Household Income	\$103,049	\$79,938	\$82,830
2024 Occupied Housing	604	8,651	19,557
Owner Occupied	505 83.61%	7,231 83.59%	15,180 77.62%
Renter Occupied	99 16.39%	1,420 16.41%	4,377 22.38%
2020 Housing Units	651	9,214	20,836
1 Unit	650 99.85%	8,767 95.15%	18,330 87.97%
2 - 4 Units	1 0.15%	329 3.57%	1,109 5.32%
5 - 19 Units	0 0.00%	112 1.22%	976 4.68%
20+ Units	0 0.00%	6 0.07%	421 2.02%
2024 Housing Value	505	7,231	15,181
<\$100,000	9 1.78%	638 8.82%	966 6.36%
\$100,000 - \$200,000	277 54.85%	3,185 44.05%	5,825 38.37%
\$200,000 - \$300,000	100 19.80%	1,660 22.96%	4,116 27.11%
\$300,000 - \$400,000	86 17.03%	1,235 17.08%	2,713 17.87%
\$400,000 - \$500,000	24 4.75%	282 3.90%	720 4.74%
\$500,000 - \$1,000,000	9 1.78%	214 2.96%	788 5.19%
\$1,000,000+	0 0.00%	17 0.24%	53 0.35%
2024 Median Home Value	\$187,905	\$193,484	\$219,424
2024 Housing Units by Yr Built	649	9,226	20,893
Built 2010+	22 3.39%	415 4.50%	1,564 7.49%
Built 2000 - 2010	95 14.64%	1,917 20.78%	4,681 22.40%
Built 1990 - 1999	160 24.65%	1,167 12.65%	3,162 15.13%
Built 1980 - 1989	107 16.49%	1,109 12.02%	2,581 12.35%
Built 1970 - 1979	147 22.65%	1,868 20.25%	3,299 15.79%
Built 1960 - 1969	26 4.01%	725 7.86%	1,619 7.75%
Built 1950 - 1959	61 9.40%	1,189 12.89%	2,190 10.48%
Built <1949	31 4.78%	836 9.06%	1,797 8.60%
2024 Median Year Built	1985	1979	1985

