

3401 Richmond Rd, Johnsburg, IL

AVAILABLE: 4.90 Acres of Land



DEVELOPEMENT PARCEL

FOR SALE: Prime Redevelopment Parcel on Route 31

- Premier redevelopment site in Johnsburg
- Potential future uses include commercial, retail, cannabis
- Located adjacent to residential development
- In proximity to major retailers
- CANNABIS APPROVED – Dispensary, grow, cultivation, infusing, processing and transport
- Billboard income potential; cell tower is not included

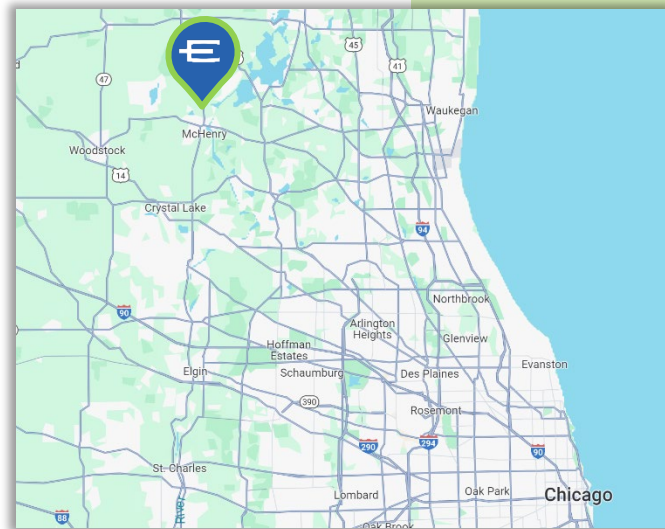
AVAILABLE: 4.90 Acres (potential for an additional 3.5 Acres)

ZONING: C-1

PIN: 09-14-300-022

REAL ESTATE TAXES: \$29,178.68 PSF (2022)

SALE PRICE: \$1,000,000



SCAN/CLICK FOR MAP



ENTRE
Commercial Realty LLC

Sam Deihls
847-714-3324
sdeihls@entreccommercial.com

John M. Joyce
847-612-0464
jjoyce@entreccommercial.com

SITE PLAN



PLAT OF SURVEY

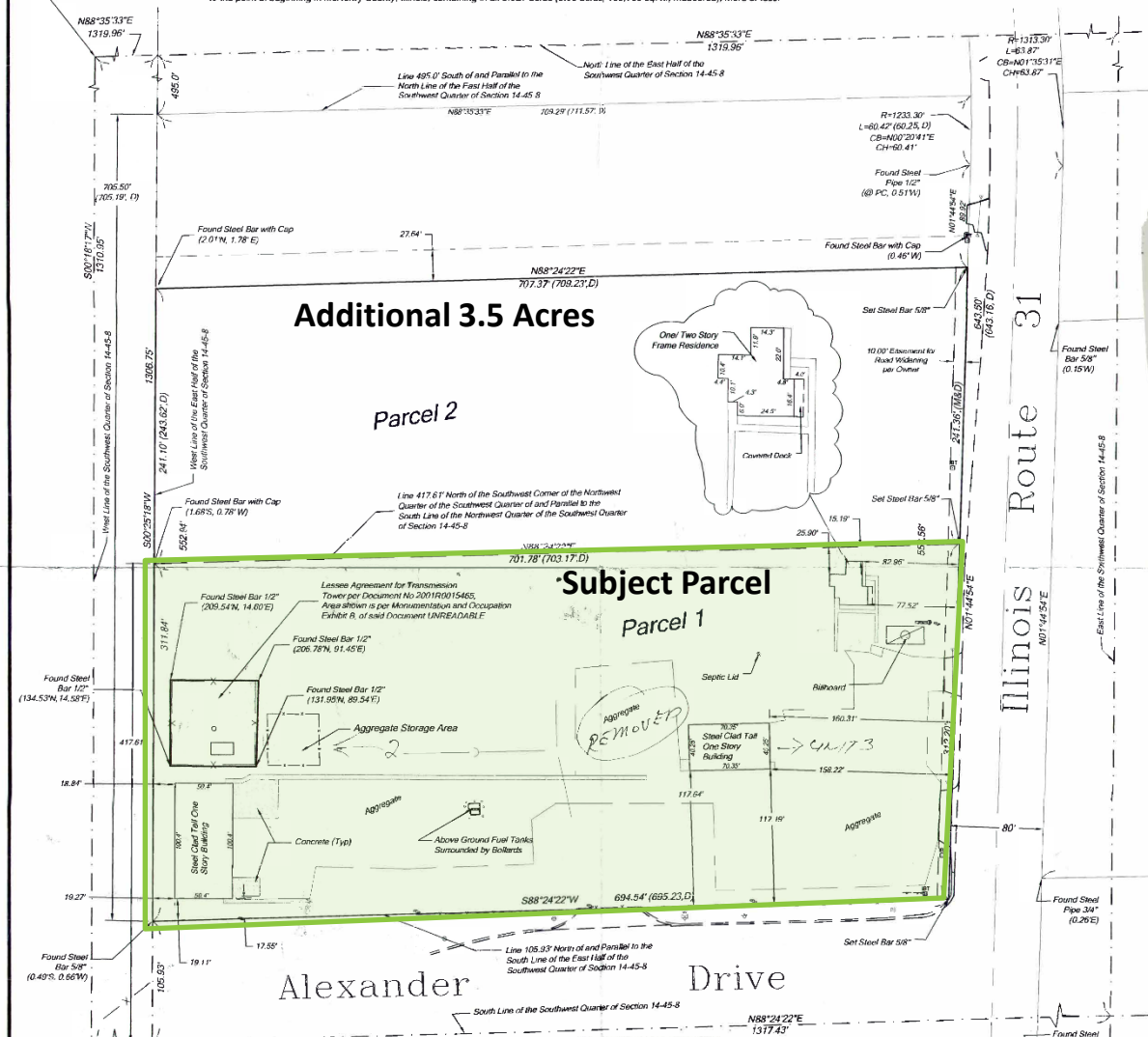
Legal Description:

Parcel 1

The South 5 Acres (4.99 Measured) of that part of the East Half of the Southwest Quarter of Section 14, Township 45 North, Range 8 East of the Third Principal Meridian, bounded and described as follows: Beginning at a point on the West Line of said East Half of the Southwest Quarter that is 105.33 feet North of the Northwest corner of the Southwest Quarter of said Southwest Quarter, and running thence East parallel with the North Line of said Southwest Quarter of the Southwest Quarter, a distance of 605.23 feet (604.24 feet measured); thence North along the West right of way line of Illinois Route 31, a distance of 643.16 feet (643.50 feet measured) to a point of curve; thence Northwesterly along a curve to the left, the radius of which is 1233.30 feet, a distance of 60.25 feet (60.42 feet measured); thence Westerly along a line which is 495.00 feet South and parallel to the North Line of the East Half of the Southwest Quarter of Section 14, a distance of 711.57 feet (709.23 feet measured) to a point on the West Line of the East Half of the Southwest Quarter of said Section 14, thence Southwesterly along the West Line of the East Half of the Southwest Quarter of said Section 14, a distance of 705.19 feet (705.50 feet measured) to the place of beginning, containing all 5.00 acres (5.00 acres, 217,596 sq. ft., measured) more or less.

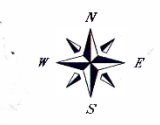
Parcel 2

That part of the East Half of the Southwest Quarter of Section 14, Township 45 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at a point on the West Line of the East Half of the Southwest Quarter of said Section 14 that is 417.61 feet North of the Southwest Corner of the Northeast Quarter of the Southwest Quarter of Section 14, thence East a distance of 703.17 feet (701.78 feet measured), parallel with the South Line of the Northeast Quarter of the Southwest Quarter of said Section 14 to the Westerly right of way line of Illinois Route 31; thence North, a distance of 241.36 feet (241.36 feet measured) along said right of way line thence West a distance of 709.23 feet (707.37 feet measured), parallel with the South Line of the Northeast Quarter of the Southwest Quarter of said Section 14; thence South a distance of 243.62 feet (241.10 feet measured) to the point of beginning in McHenry County, Illinois, containing in all 3.927 acres (3.90 acres, 169,766 sq. ft., measured), more or less.



CLIENT: Mr. Craig Miller
 DRAWN BY: jmc CHECKED BY: jms
 SCALE: 1"=40' SEC 14, T. 45N, R. 8E
 BASIS OF BEARING: Illinois State Plane (NAD83) (83)
 P.L.N. 09-14-300-022 (09-14-300-021)
 JOB NO.: MLL-070218-8 I.D.
 PLS DOWORK COMP. 03-26-07 EN. 3 PG. 19

ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF



NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description referred to be surveyed contains a proper description of the required building lines or easements.
 • No distance should be assumed by scaling.
 • No underground improvements have been located unless shown and noted.
 • No representation as to ownership, use, or possession should be hereon implied.
 • This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.
 Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

LEGEND	
	EXISTING
STORM MANHOLE	⊙
STORM CATCH BASIN/LET	⊙
FLOORING SECTION	▭
STORM DRAIN	—
MAN-SEWER	—
SAN HW	—
WATER MAIN	—
FIRE HYDRANT	⊙
VALVE/LET	⊙
CONTIGUOUS	—
STREET LIGHT	⊙
POWER POLE	⊙
BENCH MARK	⊙
SOIL PILE	⊙

11941030

STATE OF ILLINOIS)
 COUNTY OF MCHENRY) S.S.

I, Thomas E. Cichowski, Illinois Professional Land Surveyor Number 3345, hereby certify that the premises above described was surveyed under my direct supervision and that the plat hereon is a true representation of said survey.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

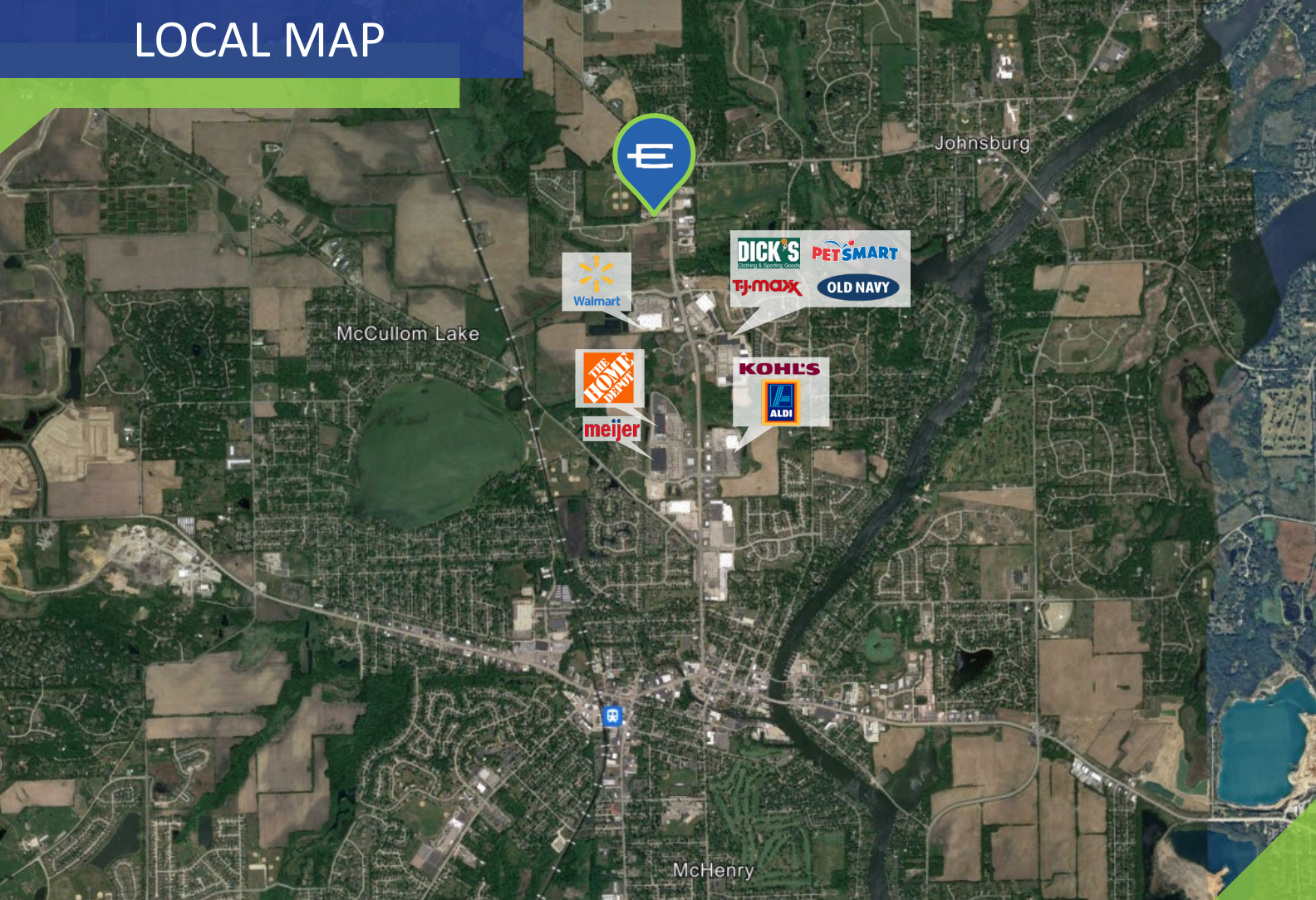
Dated, at Ringwood, Illinois, this 20th day of March, A.D. 20
 Condon Consulting Engineers

Thomas E. Cichowski
 Illinois Professional Land Surveyor No. 3345
 License expiration date: 11/30/2008

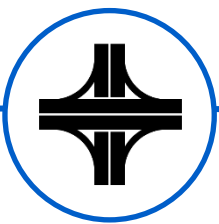
PHOTOS



LOCAL MAP



SCAN FOR MAP VIEW



Frontage on Route 31



McHenry
County Taxes



Growing community with
demand for retail
development

ENTRE
Commercial Realty LLC

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