

5.3 ACRES

1.73 - 3.57 Acre Lots For Sale



BROWN
COMMERCIAL GROUP, INC.

SWC US RT. 14 AND LAKE SHORE DRIVE, WOODSTOCK, IL 60098

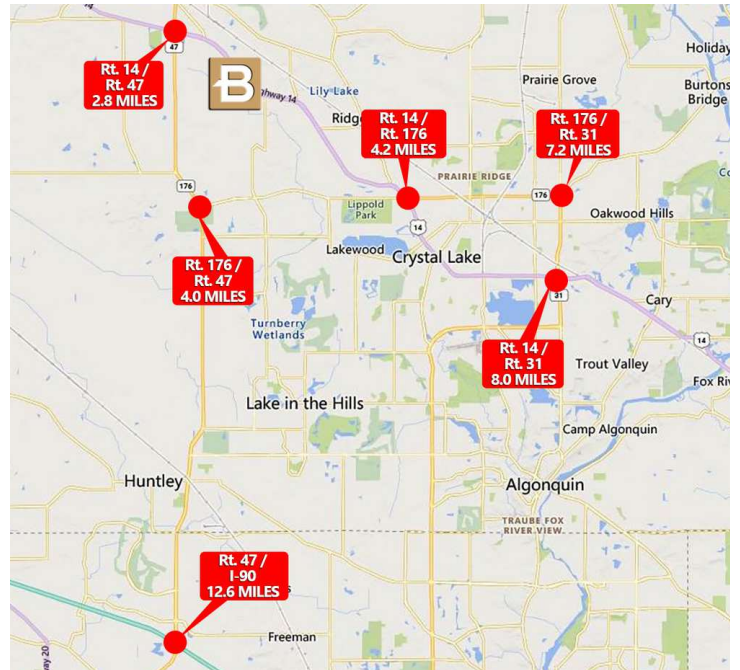


LOCATION DESCRIPTION

Southwest and northwest corners of US Rt. 14 and Lake Shore Drive. Great frontage on Rt. 14 at traffic-lighted intersection in growing commercial corridor between Crystal Lake and Woodstock.

PROPERTY OVERVIEW

- 2 Development Lots For Sale
- Bring Your Ideas - City of Woodstock Very Pro Business!
- Just north of planned 320 home Ravenswood Subdivision with proposed connector road to site.
- Great frontage on US Rt. 14 in developing commercial corridor between Woodstock and Crystal Lake
- Ideal for retail, restaurants, mixed-use, office, destination, etc.
- Fully Improved
- Traffic-lighted intersection with newer professional buildings in immediate vicinity
- Sale Price Subject to Offer



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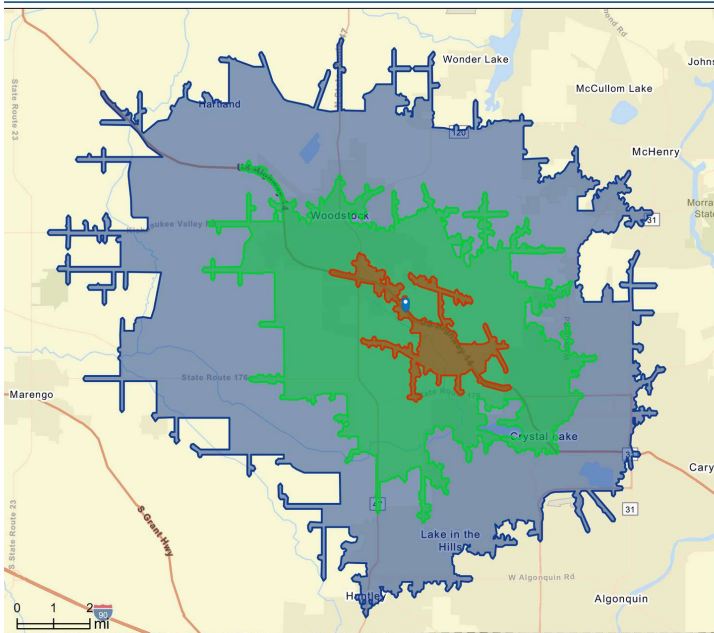
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Drive time: 5, 10, 15 minute radii

Latitude: 42.28168
Longitude: -88.40771



DEMOGRAPHIC INFORMATION

RADIUS:	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
Population	678	36,110	115,906
Average Household Income	\$142,949	\$122,579	\$133,467
AVERAGE DAILY TRAFFIC COUNT	16,200 CARS ON US RT. 14		

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// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

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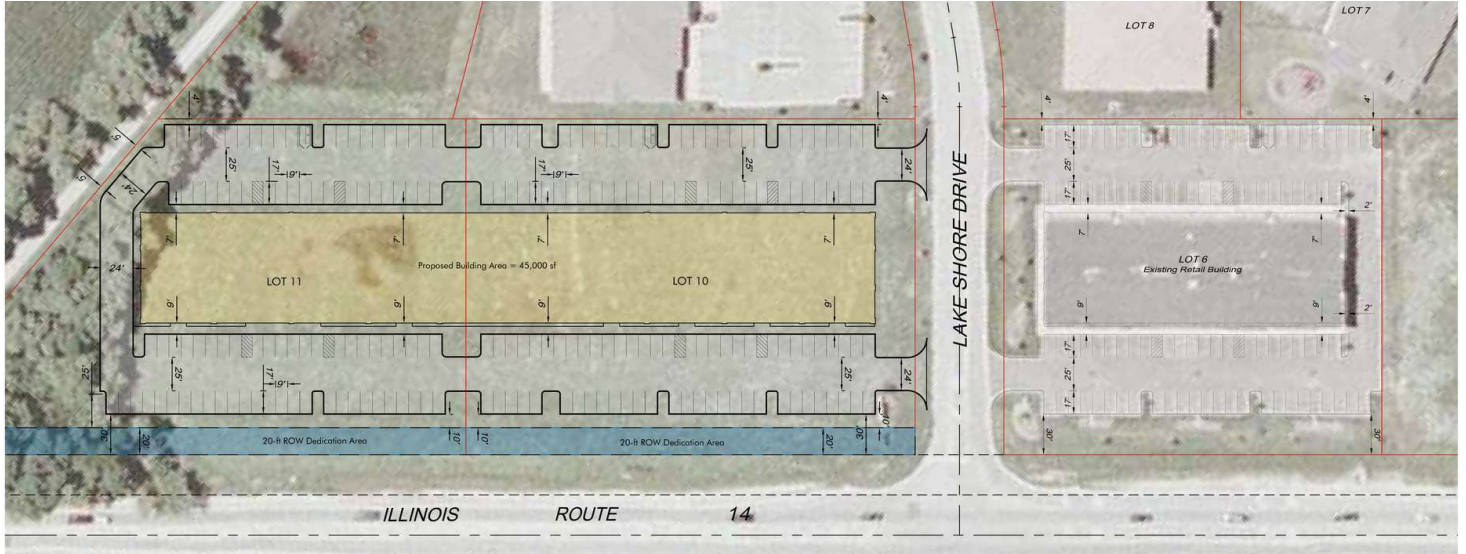
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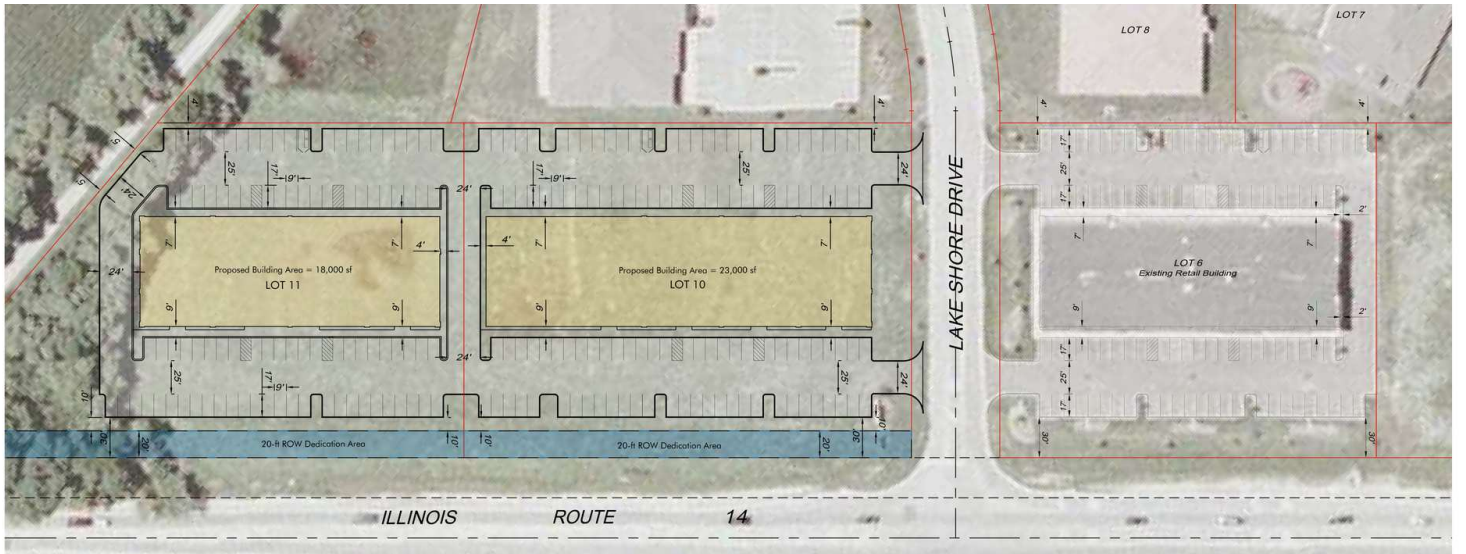
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PROPOSED SITE PLAN

**PRELIMINARY SITE PLAN
OPTION #1
LAKE SHORE
BUSINESS PARK
WOODSTOCK, IL**



PROPOSED SITE PLAN

**PRELIMINARY SITE PLAN
OPTION #2
LAKESHORE
BUSINESS PARK
2405 Lake Shore Drive, Woodstock, IL**

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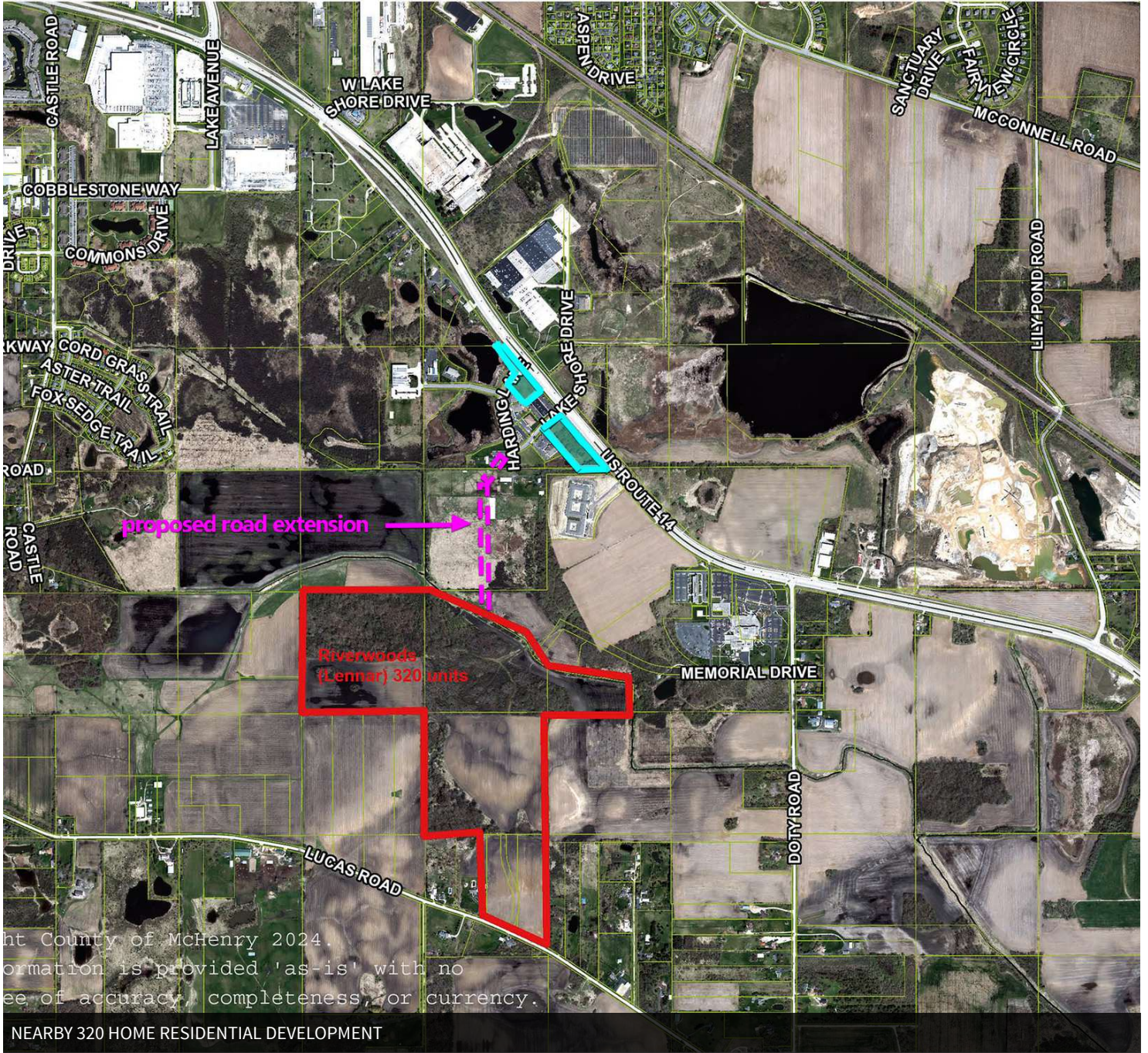
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ht County of McHenry 2024.
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NEARBY 320 HOME RESIDENTIAL DEVELOPMENT

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