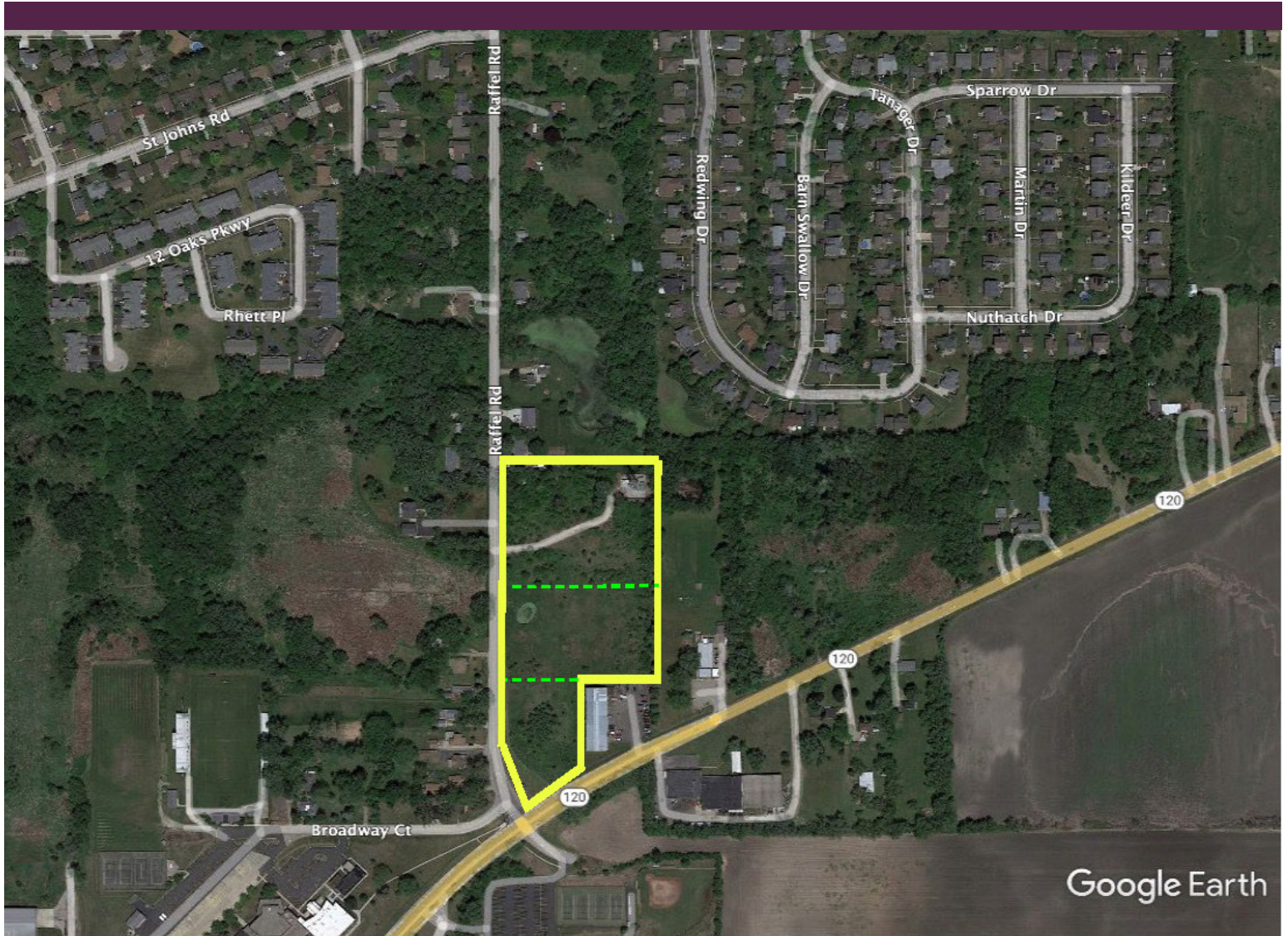


OFFERING MEMORANDUM

8.7+ Acre Development Site
Owner Financing Available



214 Raffel Road, Woodstock, Illinois 60098



**BERKSHIRE
HATHAWAY**
HomeServices
Starck Real Estate

COMMERCIAL DIVISION

Jack Minero
JMinero@StarckRE.com
815.382.9728

Elizabeth DeMeo
EDeMeo@StarckRE.com
815.260.9042

StarckRE.com
330 W. Virginia Street, Crystal Lake, IL 60014

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FOR SALE

8.7+ Acre Development Site
214 Raffel Road, Woodstock

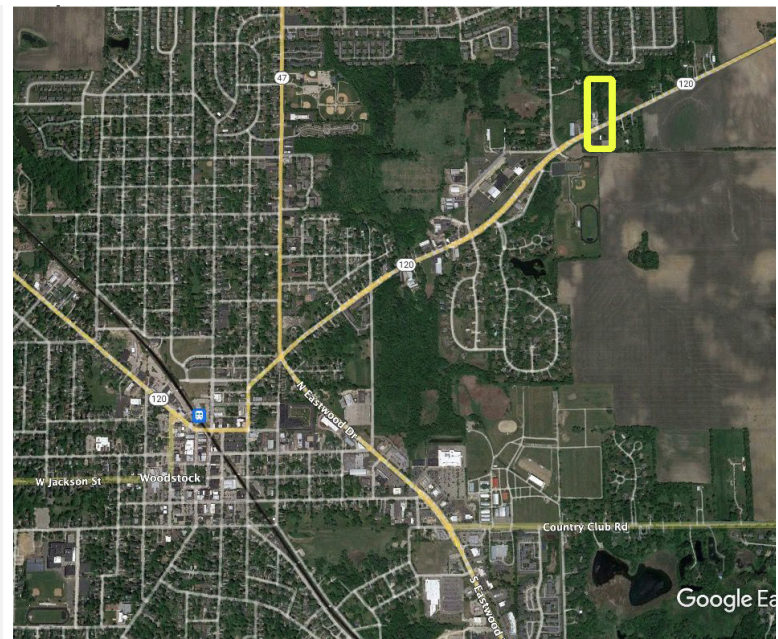


PROPERTY SPECS

- 8.7 Acres Divisible
- Hard Corner with Stoplight
- 3 Contiguous Land Parcels
 - 1.7 Acres on Rt 120 08-33-376-014
 - 2.9 Acres on Raffel Road 08-33-376-016
 - 4.1 Acres on Raffel Road 08-33-376-015
- High Visibility with 169' of Frontage on IL Route 120
- Utilities Nearby
- Taxes 2023: \$19,995
- Cell Tower (not included) pays \$13,800 taxes
- Sign Income \$2,400 per year
- Net Taxes by Owner: \$3,795
- Zoning: B3 / A1
- Unincorporated. Annexation to Woodstock Optional

ASSEMBLAGE LIST PRICE:

\$399,000



**BERKSHIRE
HATHAWAY**
HOMESERVICES

STARCK
REAL ESTATE

COMMERCIAL DIVISION

Jack Minero, Broker
JMinero@StarckRE.com
815.382.9728

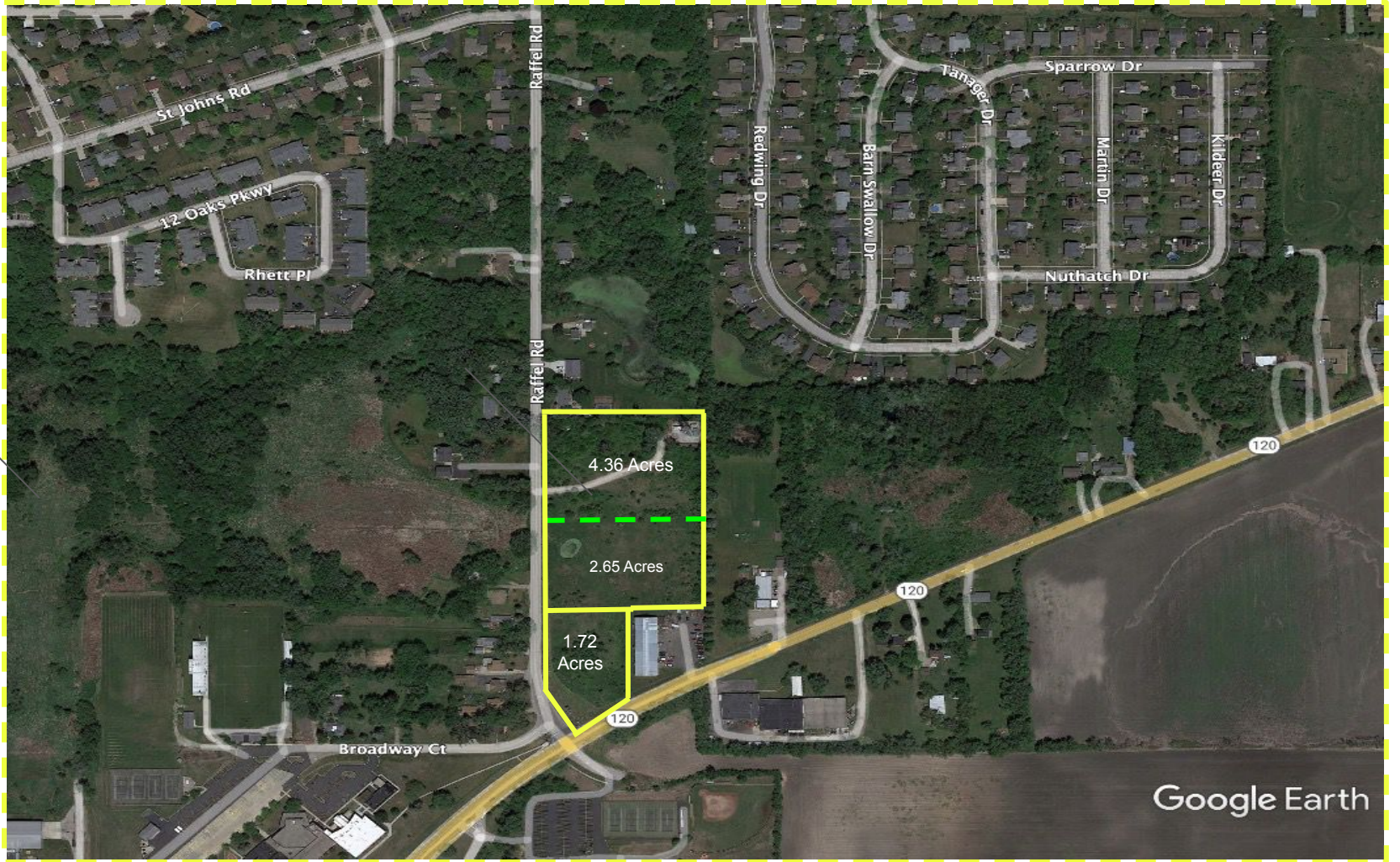
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4.36 Acres

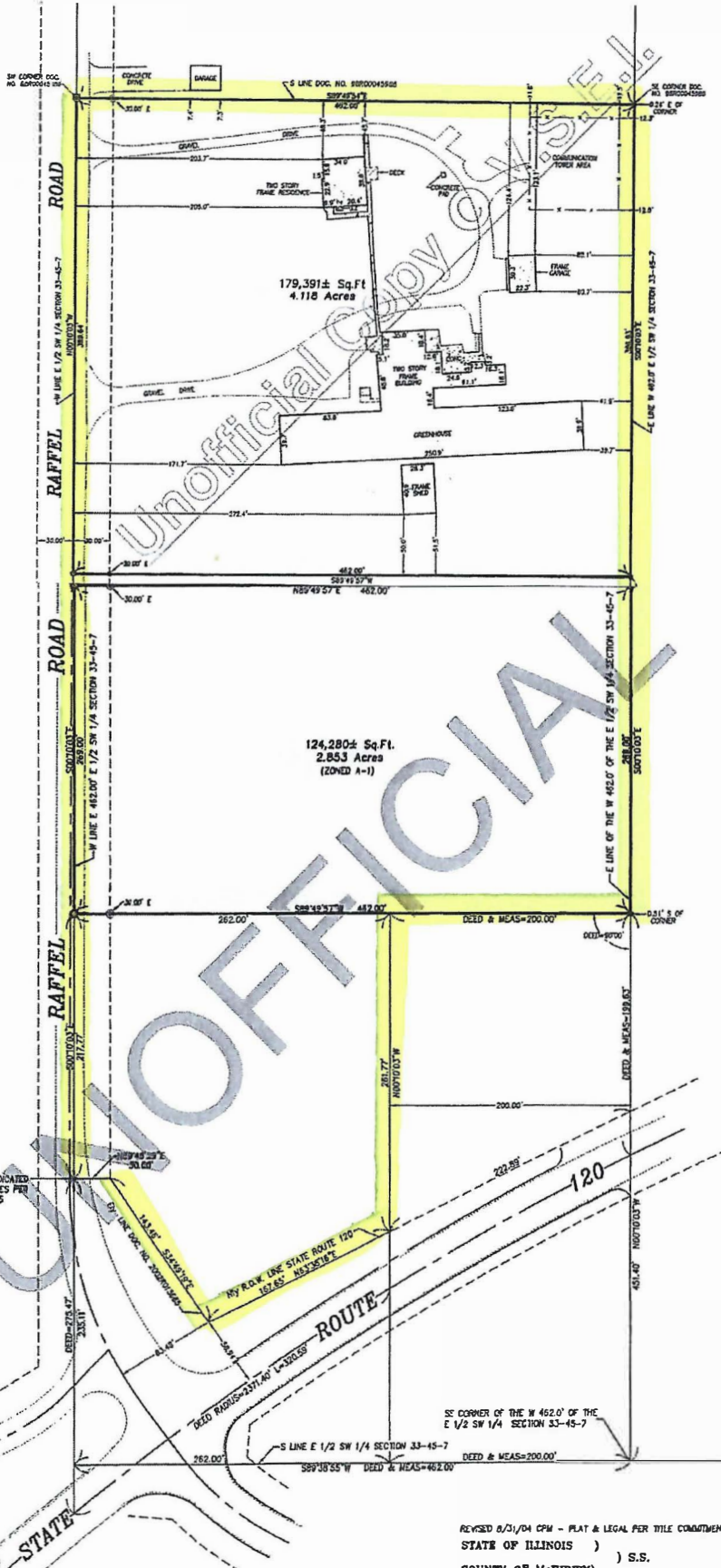
2.65 Acres

1.72 Acres

Google Earth



A-1 ZONING DISTRICT
 AGRICULTURAL/RESIDENTIAL
 MINIMUM SIDEYARD SETBACK=5'
 MINIMUM REARYARD SETBACK=75'
 MINIMUM YARD ABUTTING ROAD OR STREET=50'



NW CORNER PROPERTY DEDICATED FOR PUBLIC ROAD PURPOSES PER DOC. NO. 2002R0013685

GREENWOOD AVE.

LEGEND	
● FOUND IRON BAR	⊗ SET IRON BAR
⊙ FOUND SPIKE	⊕ SET SPIKE
○ FOUND IRON PIPE	⊞ FOUND MONUMENT

CLIENT: MILITELLO ZANCK & COEN
 DRAWN BY: ST CHECKED BY: WJV
 SCALE: 1"=60' SEC. 33 T. 45 R. 7 E.
 BASIS OF BEARING: ASSUMED
 P.I.N.A.: 08-33-376-013
 JOB NO.: 040954 I.D. MBV
 FIELDWORK COMP.: 3/16/04 BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO ME F.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered 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.

REVISED 8/31/04 CPM - PLAT & LEGAL PER TITLE COMMITMENT
 STATE OF ILLINOIS)
) S.S.
 COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify to Titor Title Insurance Company that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 3/16 A.D., 20 04.

VANDERSTAPPEN SURVEYING, INC.
 Design Firm No. 184-002702

By: *Wm J. Vanderstappen*
 Illinois Professional Land Surveyor No. 2708

Demographic Detail Report

8.7 Acre Development Site

214 Raffel Rd, Woodstock, IL 60098

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	6,285	26,027	37,727
2021 Estimate	6,233	25,914	37,627
2010 Census	6,072	25,765	37,731
Growth 2021 - 2026	0.83%	0.44%	0.27%
Growth 2010 - 2021	2.65%	0.58%	-0.28%
2021 Population by Age			
	6,233	25,914	37,627
Age 0 - 4	390 6.26%	1,549 5.98%	2,211 5.88%
Age 5 - 9	425 6.82%	1,710 6.60%	2,465 6.55%
Age 10 - 14	424 6.80%	1,776 6.85%	2,587 6.88%
Age 15 - 19	382 6.13%	1,658 6.40%	2,428 6.45%
Age 20 - 24	339 5.44%	1,437 5.55%	2,077 5.52%
Age 25 - 29	413 6.63%	1,598 6.17%	2,256 6.00%
Age 30 - 34	504 8.09%	1,804 6.96%	2,508 6.67%
Age 35 - 39	550 8.82%	1,946 7.51%	2,732 7.26%
Age 40 - 44	465 7.46%	1,712 6.61%	2,460 6.54%
Age 45 - 49	418 6.71%	1,664 6.42%	2,453 6.52%
Age 50 - 54	398 6.39%	1,727 6.66%	2,584 6.87%
Age 55 - 59	394 6.32%	1,829 7.06%	2,746 7.30%
Age 60 - 64	336 5.39%	1,644 6.34%	2,462 6.54%
Age 65 - 69	258 4.14%	1,308 5.05%	1,953 5.19%
Age 70 - 74	194 3.11%	988 3.81%	1,469 3.90%
Age 75 - 79	139 2.23%	697 2.69%	1,023 2.72%
Age 80 - 84	83 1.33%	402 1.55%	573 1.52%
Age 85+	122 1.96%	465 1.79%	638 1.70%
Age 65+	796 12.77%	3,860 14.90%	5,656 15.03%
Median Age	37.20	38.70	39.20
Average Age	37.40	38.70	38.90

Demographic Detail Report

8.7 Acre Development Site

214 Raffel Rd, Woodstock, IL 60098

Radius	1 Mile	3 Mile	5 Mile
2021 Population By Race	6,233	25,914	37,627
White	5,505 88.32%	23,741 91.61%	34,753 92.36%
Black	378 6.06%	868 3.35%	1,035 2.75%
Am. Indian & Alaskan	44 0.71%	172 0.66%	260 0.69%
Asian	183 2.94%	648 2.50%	890 2.37%
Hawaiian & Pacific Island	6 0.10%	30 0.12%	36 0.10%
Other	118 1.89%	456 1.76%	652 1.73%
Population by Hispanic Origin	6,233	25,914	37,627
Non-Hispanic Origin	4,189 67.21%	19,139 73.86%	29,414 78.17%
Hispanic Origin	2,045 32.81%	6,776 26.15%	8,213 21.83%
2021 Median Age, Male	36.50	37.60	38.20
2021 Average Age, Male	36.30	37.70	38.00
2021 Median Age, Female	38.10	39.80	40.30
2021 Average Age, Female	38.70	39.70	39.80
2021 Population by Occupation Classification	4,917	20,544	29,877
Civilian Employed	3,035 61.72%	12,778 62.20%	18,631 62.36%
Civilian Unemployed	219 4.45%	990 4.82%	1,323 4.43%
Civilian Non-Labor Force	1,663 33.82%	6,776 32.98%	9,923 33.21%
Armed Forces	0 0.00%	0 0.00%	0 0.00%
Households by Marital Status			
Married	1,032	4,962	7,648
Married No Children	501	2,652	4,143
Married w/Children	531	2,310	3,505
2021 Population by Education	4,554	18,939	27,474
Some High School, No Diploma	795 17.46%	2,133 11.26%	2,563 9.33%
High School Grad (Incl Equivalency)	1,291 28.35%	5,143 27.16%	7,498 27.29%
Some College, No Degree	1,109 24.35%	5,678 29.98%	8,773 31.93%
Associate Degree	281 6.17%	1,154 6.09%	1,614 5.87%
Bachelor Degree	615 13.50%	2,976 15.71%	4,164 15.16%
Advanced Degree	463 10.17%	1,855 9.79%	2,862 10.42%

Demographic Detail Report

8.7 Acre Development Site

214 Raffel Rd, Woodstock, IL 60098

Radius	1 Mile	3 Mile	5 Mile
2021 Population by Occupation	5,747	24,183	35,186
Real Estate & Finance	159 2.77%	717 2.96%	1,152 3.27%
Professional & Management	1,221 21.25%	5,374 22.22%	8,075 22.95%
Public Administration	101 1.76%	373 1.54%	635 1.80%
Education & Health	766 13.33%	2,746 11.36%	3,760 10.69%
Services	553 9.62%	2,184 9.03%	3,297 9.37%
Information	8 0.14%	292 1.21%	386 1.10%
Sales	598 10.41%	2,832 11.71%	4,100 11.65%
Transportation	62 1.08%	333 1.38%	457 1.30%
Retail	316 5.50%	1,574 6.51%	2,174 6.18%
Wholesale	46 0.80%	283 1.17%	465 1.32%
Manufacturing	709 12.34%	2,568 10.62%	3,578 10.17%
Production	648 11.28%	2,525 10.44%	3,422 9.73%
Construction	248 4.32%	929 3.84%	1,453 4.13%
Utilities	109 1.90%	506 2.09%	820 2.33%
Agriculture & Mining	32 0.56%	103 0.43%	178 0.51%
Farming, Fishing, Forestry	9 0.16%	35 0.14%	37 0.11%
Other Services	162 2.82%	809 3.35%	1,197 3.40%
2021 Worker Travel Time to Job	2,987	12,227	17,797
<30 Minutes	2,162 72.38%	7,980 65.27%	10,781 60.58%
30-60 Minutes	561 18.78%	2,646 21.64%	4,195 23.57%
60+ Minutes	264 8.84%	1,601 13.09%	2,821 15.85%
2010 Households by HH Size	2,046	9,355	13,522
1-Person Households	574 28.05%	2,384 25.48%	3,047 22.53%
2-Person Households	584 28.54%	2,917 31.18%	4,379 32.38%
3-Person Households	351 17.16%	1,550 16.57%	2,306 17.05%
4-Person Households	273 13.34%	1,334 14.26%	2,083 15.40%
5-Person Households	152 7.43%	671 7.17%	998 7.38%
6-Person Households	70 3.42%	317 3.39%	460 3.40%
7 or more Person Households	42 2.05%	182 1.95%	249 1.84%
2021 Average Household Size	2.60	2.70	2.70
Households			
2026 Projection	2,121	9,435	13,512
2021 Estimate	2,103	9,396	13,476
2010 Census	2,047	9,354	13,522
Growth 2021 - 2026	0.86%	0.42%	0.27%
Growth 2010 - 2021	2.74%	0.45%	-0.34%

Demographic Detail Report

8.7 Acre Development Site

214 Raffel Rd, Woodstock, IL 60098

Radius	1 Mile	3 Mile	5 Mile
2021 Households by HH Income	2,104	9,396	13,476
<\$25,000	332 15.78%	1,344 14.30%	1,666 12.36%
\$25,000 - \$50,000	450 21.39%	1,932 20.56%	2,604 19.32%
\$50,000 - \$75,000	536 25.48%	1,825 19.42%	2,572 19.09%
\$75,000 - \$100,000	331 15.73%	1,409 15.00%	2,066 15.33%
\$100,000 - \$125,000	196 9.32%	1,141 12.14%	1,671 12.40%
\$125,000 - \$150,000	71 3.37%	410 4.36%	659 4.89%
\$150,000 - \$200,000	99 4.71%	652 6.94%	1,130 8.39%
\$200,000+	89 4.23%	683 7.27%	1,108 8.22%
2021 Avg Household Income	\$76,621	\$89,540	\$95,255
2021 Med Household Income	\$63,823	\$69,469	\$73,968
2021 Occupied Housing	2,104	9,397	13,476
Owner Occupied	1,384 65.78%	6,468 68.83%	9,913 73.56%
Renter Occupied	720 34.22%	2,929 31.17%	3,563 26.44%
2010 Housing Units	2,334	10,527	15,081
1 Unit	1,518 65.04%	7,389 70.19%	11,624 77.08%
2 - 4 Units	173 7.41%	1,109 10.53%	1,180 7.82%
5 - 19 Units	340 14.57%	1,350 12.82%	1,581 10.48%
20+ Units	303 12.98%	679 6.45%	696 4.62%
2021 Housing Value	1,384	6,468	9,913
<\$100,000	111 8.02%	382 5.91%	503 5.07%
\$100,000 - \$200,000	715 51.66%	2,888 44.65%	4,070 41.06%
\$200,000 - \$300,000	500 36.13%	2,242 34.66%	3,446 34.76%
\$300,000 - \$400,000	17 1.23%	517 7.99%	1,108 11.18%
\$400,000 - \$500,000	14 1.01%	159 2.46%	301 3.04%
\$500,000 - \$1,000,000	3 0.22%	198 3.06%	373 3.76%
\$1,000,000+	24 1.73%	82 1.27%	112 1.13%
2021 Median Home Value	\$181,258	\$198,752	\$211,129
2021 Housing Units by Yr Built	2,335	10,542	15,113
Built 2010+	107 4.58%	429 4.07%	571 3.78%
Built 2000 - 2010	542 23.21%	1,803 17.10%	3,049 20.17%
Built 1990 - 1999	391 16.75%	1,987 18.85%	2,742 18.14%
Built 1980 - 1989	286 12.25%	1,084 10.28%	1,626 10.76%
Built 1970 - 1979	400 17.13%	1,321 12.53%	2,077 13.74%
Built 1960 - 1969	193 8.27%	893 8.47%	1,201 7.95%
Built 1950 - 1959	152 6.51%	789 7.48%	1,177 7.79%
Built <1949	264 11.31%	2,236 21.21%	2,670 17.67%
2021 Median Year Built	1985	1979	1982