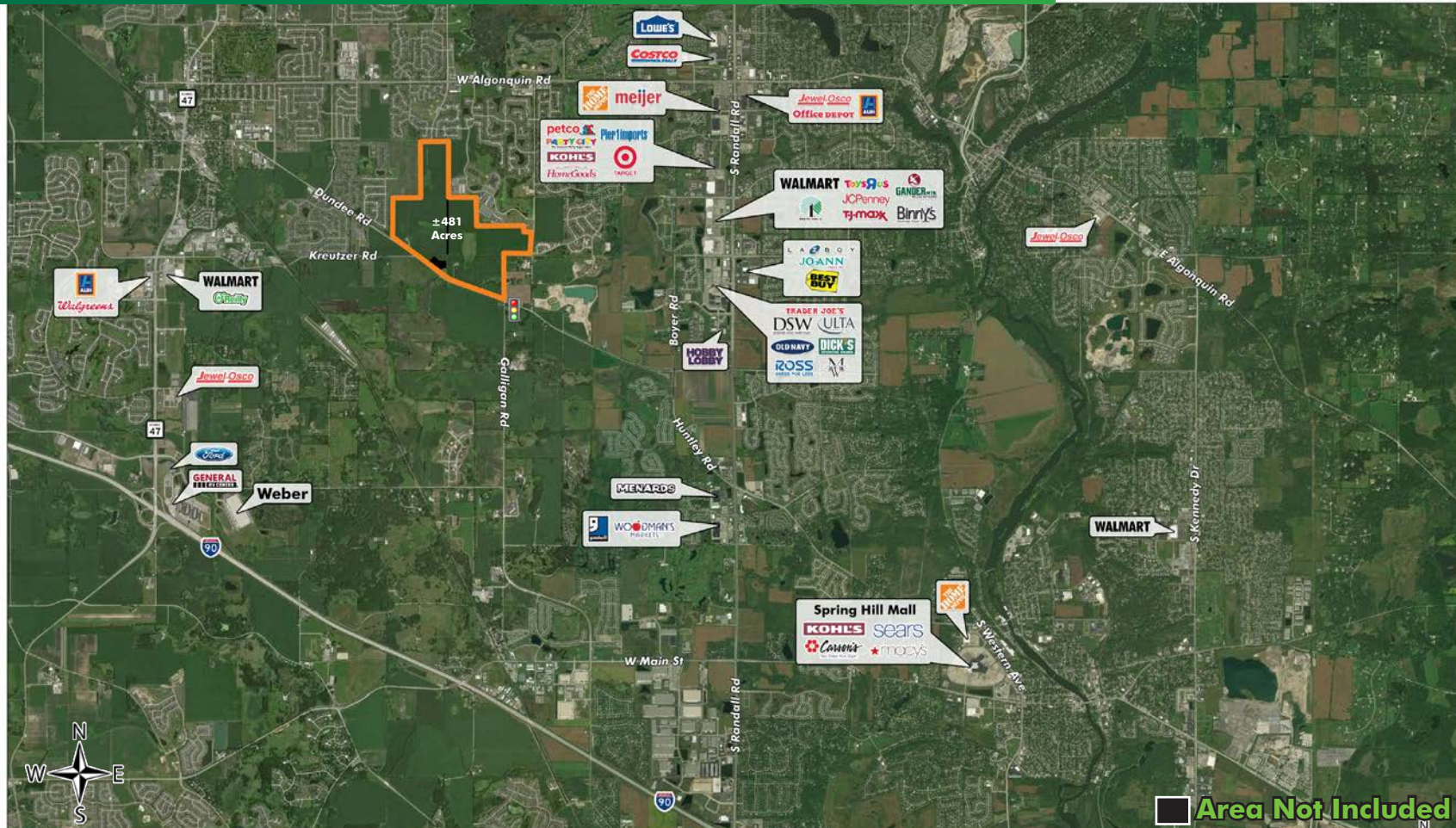


FOR SALE

DEVELOPMENT OPPORTUNITY

NWQ OF HUNTLEY/DUNDEE AND GALLIGAN ROADS

Kane/McHenry Counties, Illinois



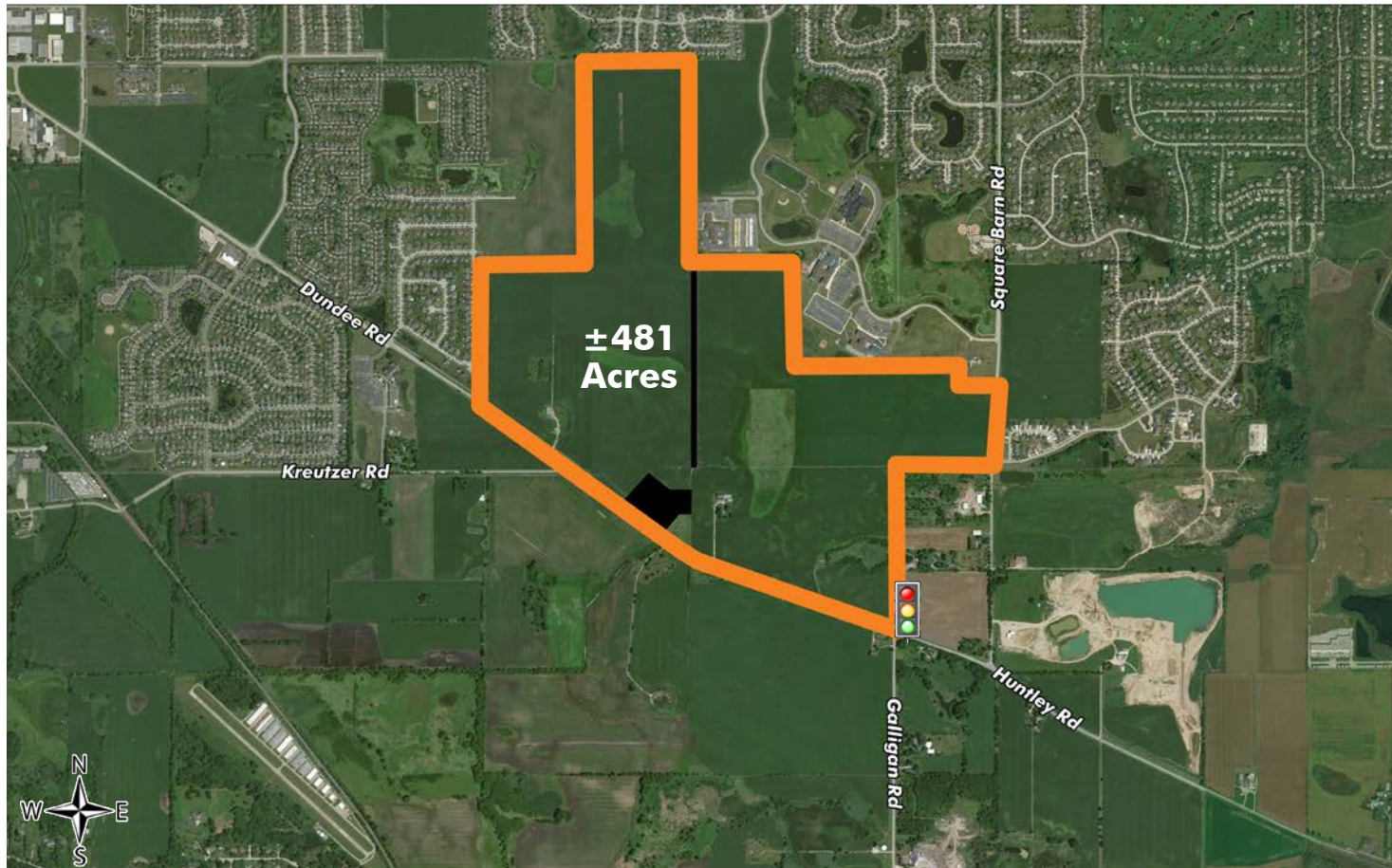
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 **SITE AERIAL**



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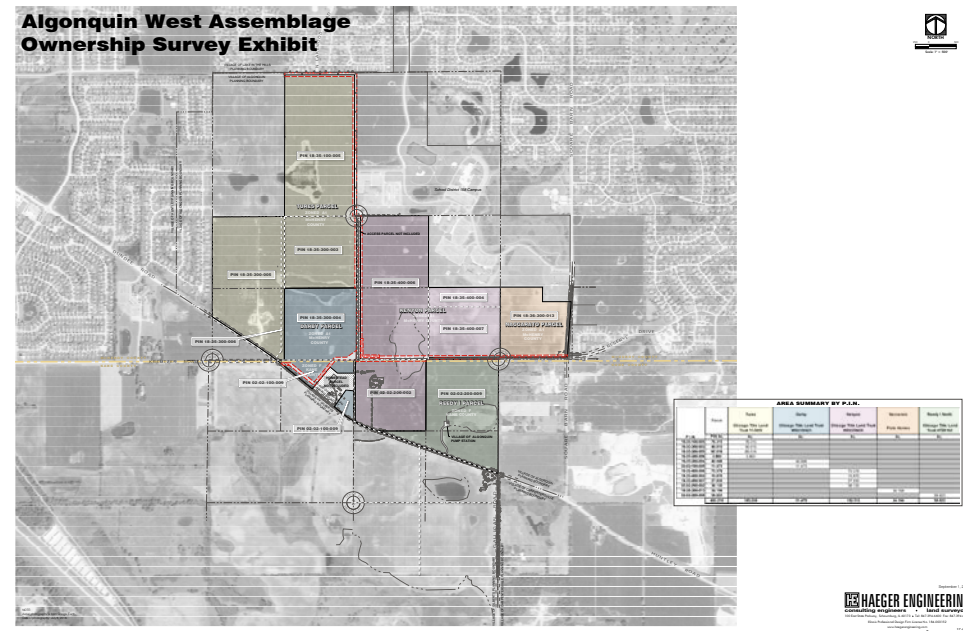


PROPERTY HIGHLIGHTS

- + ±481 acres contiguous / divisible
±374 acres tillable
- + Contiguous to Algonquin, Huntley, Lake in the hills and Gilberts
- + Proposed lighted intersection at Galligan Road
- + Farm Rent: \$126,460
- + Taxes: \$25,212,18
- + Zoned:
F - Farming District in Kane County
A1 - Agriculture District in McHenry County
- + Immediately south of District 158 School Campus
- + Ability for commercial uses along Huntley/Dundee Road
- + Traffic Counts:
11,100 vehicles per day on Huntley/Dundee Rd
- + Asking \$28,000 per acre
- + Please call for additional information



SITE PLAN



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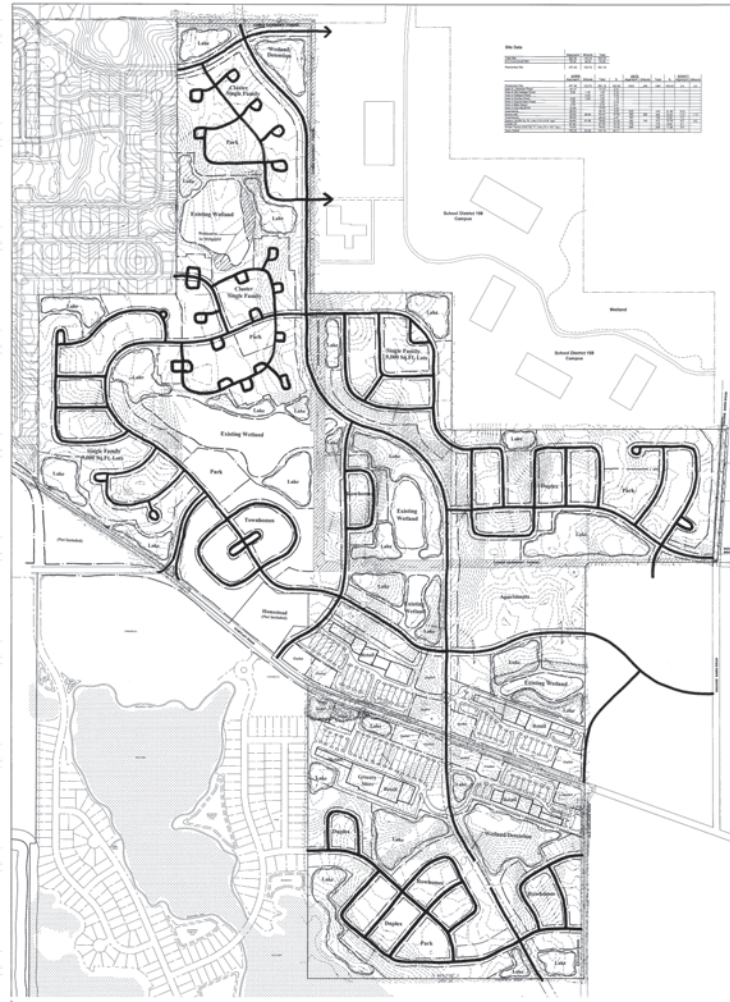
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CONCEPTUAL PLAN



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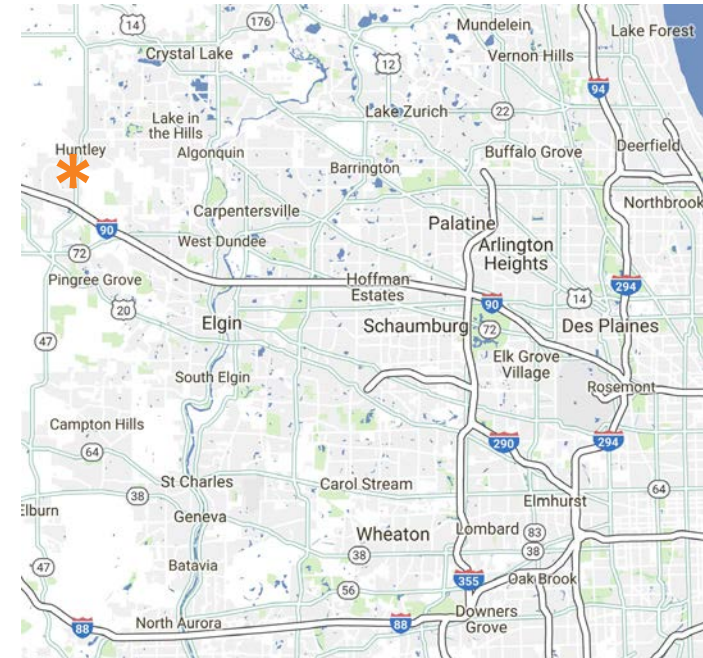
THE VILLAGE OF HUNTLEY - MARKET HIGHLIGHTS

- + \$411 million dollars has been invested by the private sector in the last 5 years in new commercial and residential construction.
- + Over 2,200 jobs created in the last 5 years.
- + Huntley remains near the top in the region with 879 new residential housing units approved in the last 5 years.
- + \$1.37 billion dollar demand for retail trade within a 5 mile radius of Route 47 and Main Street.
- + Full-access I-90 interchange at Route 47 opened in 2013, making the area very attractive to commercial and industrial development.
- + Centegra Hospital-Huntley opened in 2016. The 128-bed hospital offers state-of-the-art technology with all private rooms.
- + Huntley's fast track permitting process allows most developments to receive plan approvals within 90 days of full plan submittal. Efficient and timely approvals minimize construction related costs and represent an important economic incentive.
- + Huntley's School District has been recognized as a leader at state and national levels for bringing innovation to K-12 educations, while at the same time maintaining among the lowest per-pupil spending rates in all of Northern Illinois.

FOR SALE DEVELOPMENT OPPORTUNITY

**NWQ OF HUNTLEY/DUNDEE
AND GALLIGAN ROADS**
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DEMOGRAPHIC SNAPSHOT	3 MILES	5 MILES	7 MILES
Population	44,074	125,796	217,878
Average Household Income	\$150,940	\$134,954	\$126,342
Average Housing Value	\$321,291	\$306,682	\$301,945



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