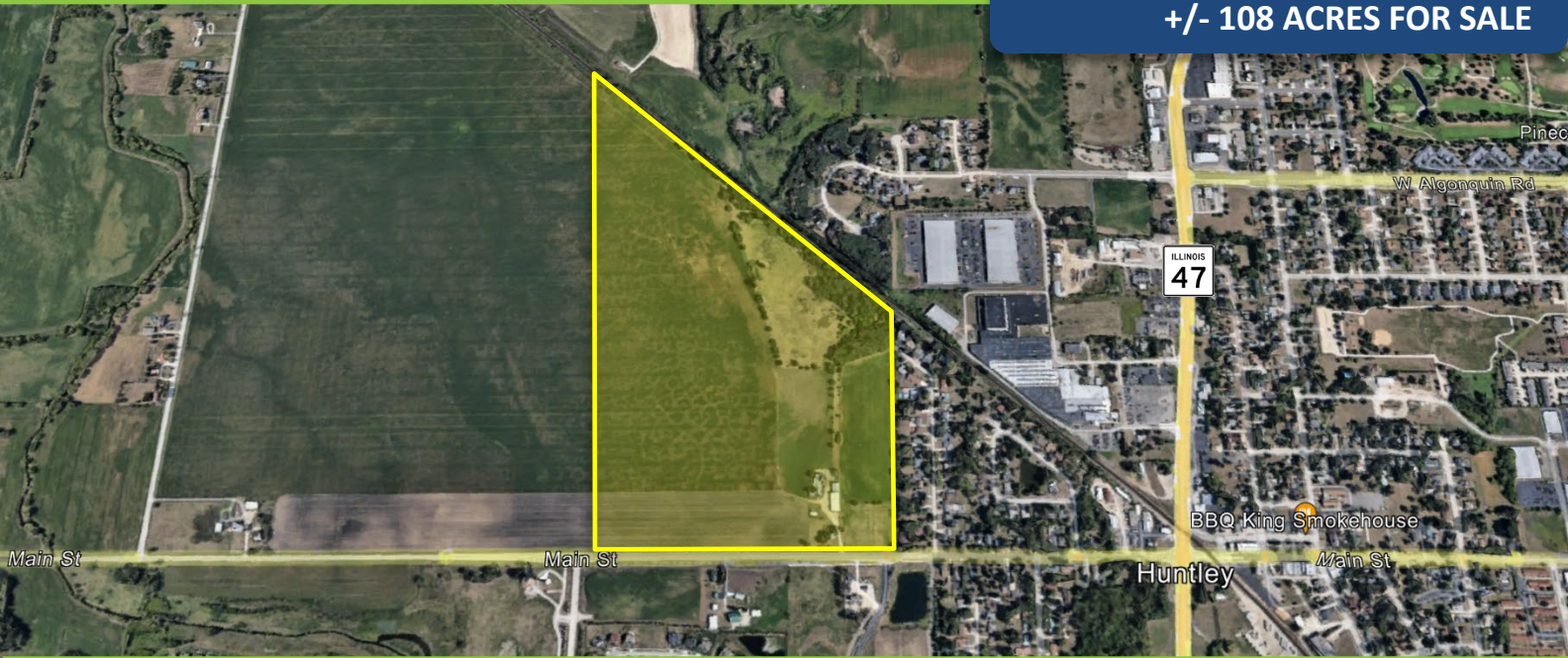


12220 Main St, Huntley, IL

DEVELOPMENT PARCEL

+/- 108 ACRES FOR SALE



## PROPERTY FEATURES

- Located on the north side of Main Street immediately west of Rt. 47
- Walking distance to downtown Huntley
- 1300' of frontage on Main Street
- No SSA or county impact fees, but subject to a recapture agreement.
- Part of a larger 413 acres, can be subdivided
- 24-acre wetland in the northeast corner of the site
- Easy Access to I-90 via Rt. 47 – Four-way interchange
- Utilities to site & PEs available
- Potential future Metra station on north side of the site

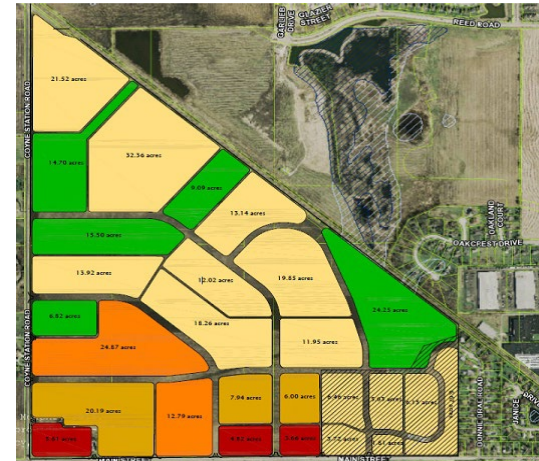
AVAILABLE: +/- 108 Acres

ZONING: AG

PIN: 18-29-401-008, 18-29-401-007, 18-29-200-002

RE TAXES: \$5,219/year (2021)

**SALE PRICE: \$5,725,000 (\$53,000/Acre)**



### Contact:

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Sam Deihls

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3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

12220 Main St, Huntley, IL

+/- 108 ACRES FOR SALE

Potential  
Metra Station



Downtown  
Huntley



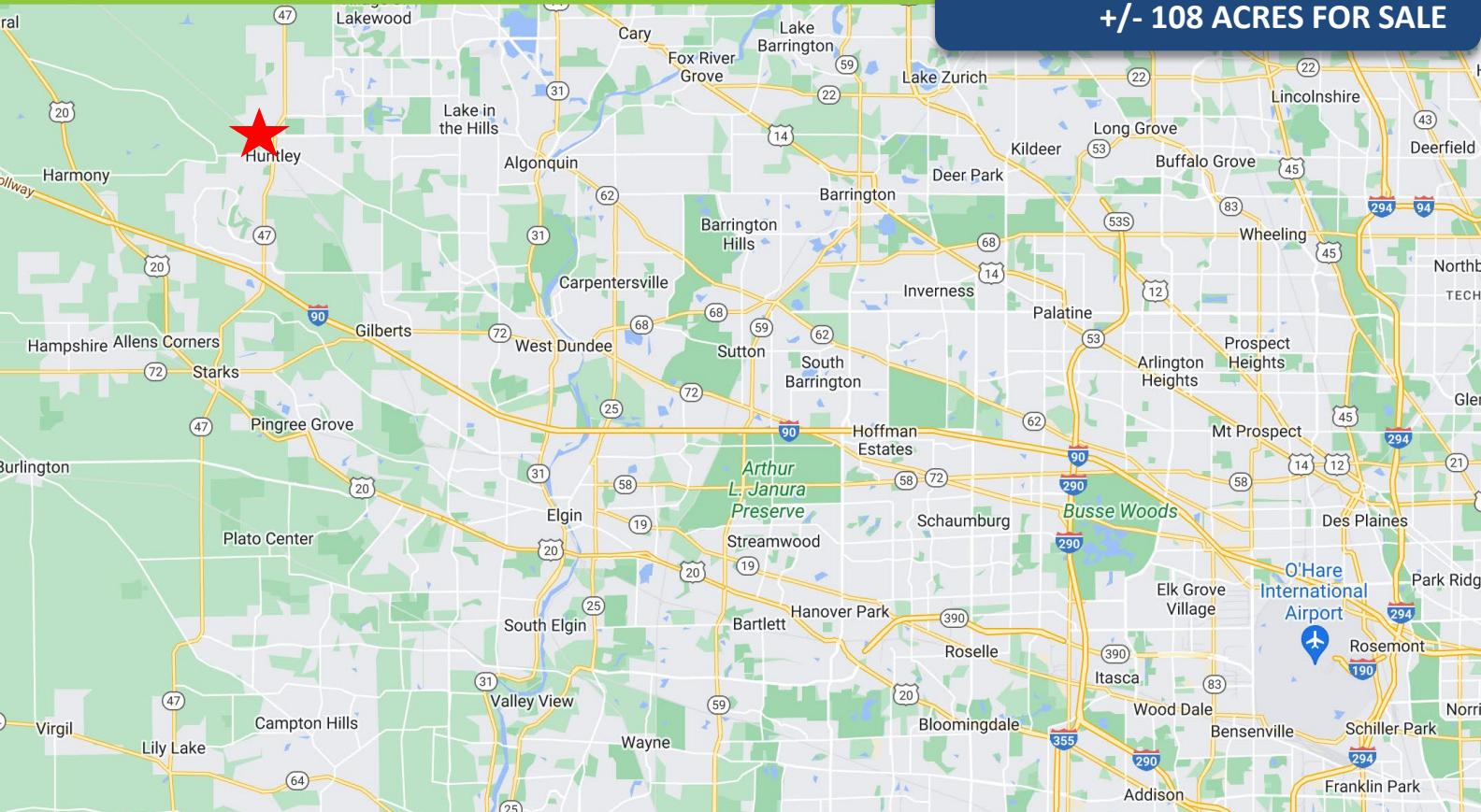
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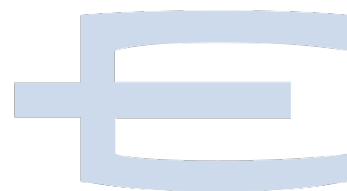
## 12220 Main St, Huntley, IL

+/- 108 ACRES FOR SALE



## LOCATION

- Low tax McHenry county—Grafton Township
- Walking distance to downtown Huntley
- Convenient access to I-90 via Route 47
- Growing economy with major investments from Amazon, Weber, and Northwestern Hospital



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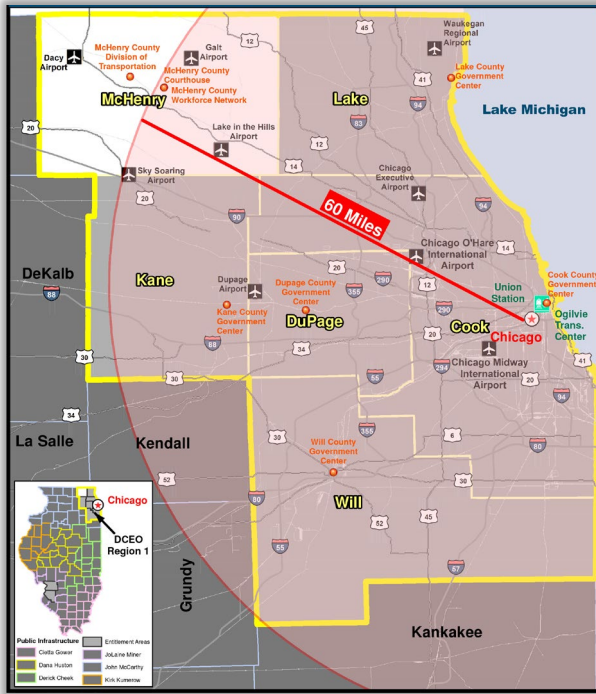
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**ENTRE**  
Commercial Realty LLC

# 12220 Main St, Huntley, IL

**+/- 108 ACRES FOR SALE**



## MCHENRY COUNTY

Strategically located on the Illinois/Wisconsin border, McHenry County lies in the center of the Chicago, Milwaukee and Rockford business triangle providing the transportation, labor and utility benefits of the Chicagoland region. With a solid financial structure, abundant open land and move-in ready business parks, McHenry County boasts an educated and skilled workforce to serve vibrant, innovative and expanding industries.



### Diverse Industry Mix

Advanced manufacturing, electronics, medical device and agriculture with high tech and innovative companies, business parks, supply chain access to Chicago metro's 6 county area as well as Milwaukee metro area.



### Educated Workforce

Highly educated workforce with 92% HS graduate or higher; 32.2% BA degree or higher; educational opportunities at colleges and universities; workforce training a priority.



### Extensive Transportation

Access to 3 airports – Chicago O'Hare, cargo hubs at both Chicago Rockford and Milwaukee International Airports; Class A rail and high capacity roadways.



### Varied Housing Options

Vintage homes, riverside condos, country estates, unique neighborhoods in 30 family friendly towns and villages with America's Midwest work ethic and values.



### Excellent Quality of Life

Multiple recreational adventures with private and public golf courses, boating, fishing, cultural activities, open space and seasonal change.



### Reliable Utilities

Top performing electric reliability with business incentive programs; cost effective, and responsive providers.



### Medical and Healthcare Facilities

Community based health care systems, leading edge technology, easy access to renowned medical centers in Illinois and Wisconsin.



### Business Friendly Communities

Responsive local and county governments who understand the value of consensus building for the future, solid financial structure with an AAA bond rating.

Source: McHenry county EDC

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