



LAND FOR SALE

4104 W. BULL VALLEY ROAD McHENRY, IL

10 ACRES- ZONED COMMERCIAL

ASKING PRICE \$1,742,400 (\$4.00 PSF)



10 Acres Located 1 Block West of Rt 31 & Bull Valley Road in McHenry, IL
(Located Across from Northwestern Medicine McHenry Hospital)

***Village will consider Retail, Industrial, Office or Hotel Development ***

Prepared by:



**Chicagoland
Commercial**
REAL ESTATE

Tom Callahan

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4104 W. BULL VALLEY ROAD- 10 ACRES FOR SALE



New Development Opportunity in the McHenry/ Crystal Lake Trade Area

10 Acres Located just West on the signalized hard corner of Route 31 & Bull Valley Road

POTENTIAL USES

Multi-tenant Retail, Auto Dealership, Industrial, Office, Medical Office, Restaurant or Hotel

PROPERTY DETAILS:

- 310 feet of frontage on Bull Valley Road
- Traffic Counts on Bull Valley Rd over 14,663 Vehicles Per Day
- Located across the street from NW Medicine McHenry Hospital
- 2 parcels totaling 10 Acres
- Zoned C-5
- Taxes payable in 2020 = \$14,467

DEMOGRAPHICS (2020)

	2 Mile	5 Miles	10 Miles
• Total Population	19,336	64,812	296,752
• Median HH Income	\$93,399	\$106,781	\$107,579

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