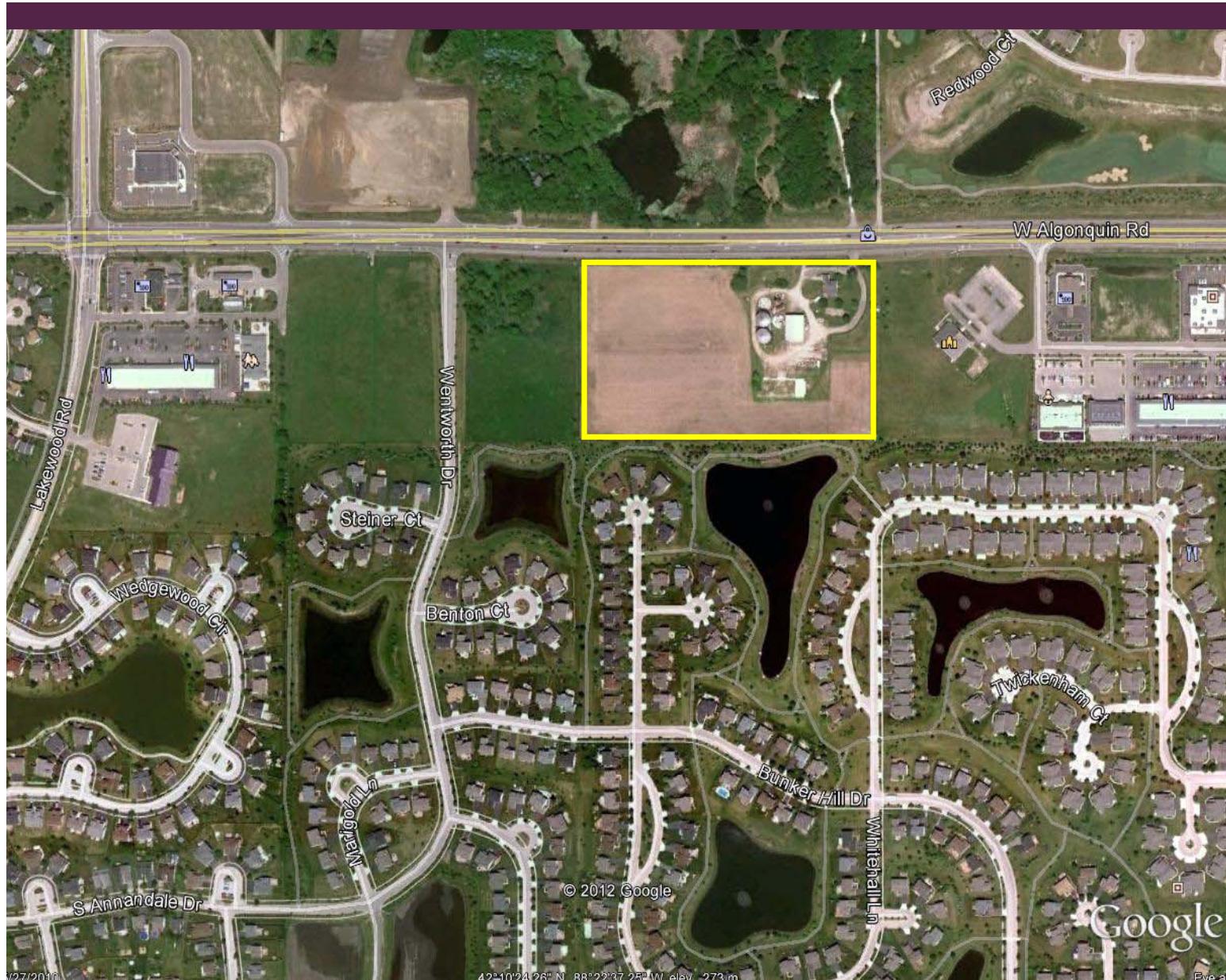


13 Acre High Traffic Commercial Parcel

9501 Algonquin Road, Huntley, IL



**BERKSHIRE
HATHAWAY**
HomeServices
Starck Real Estate

COMMERCIAL DIVISION

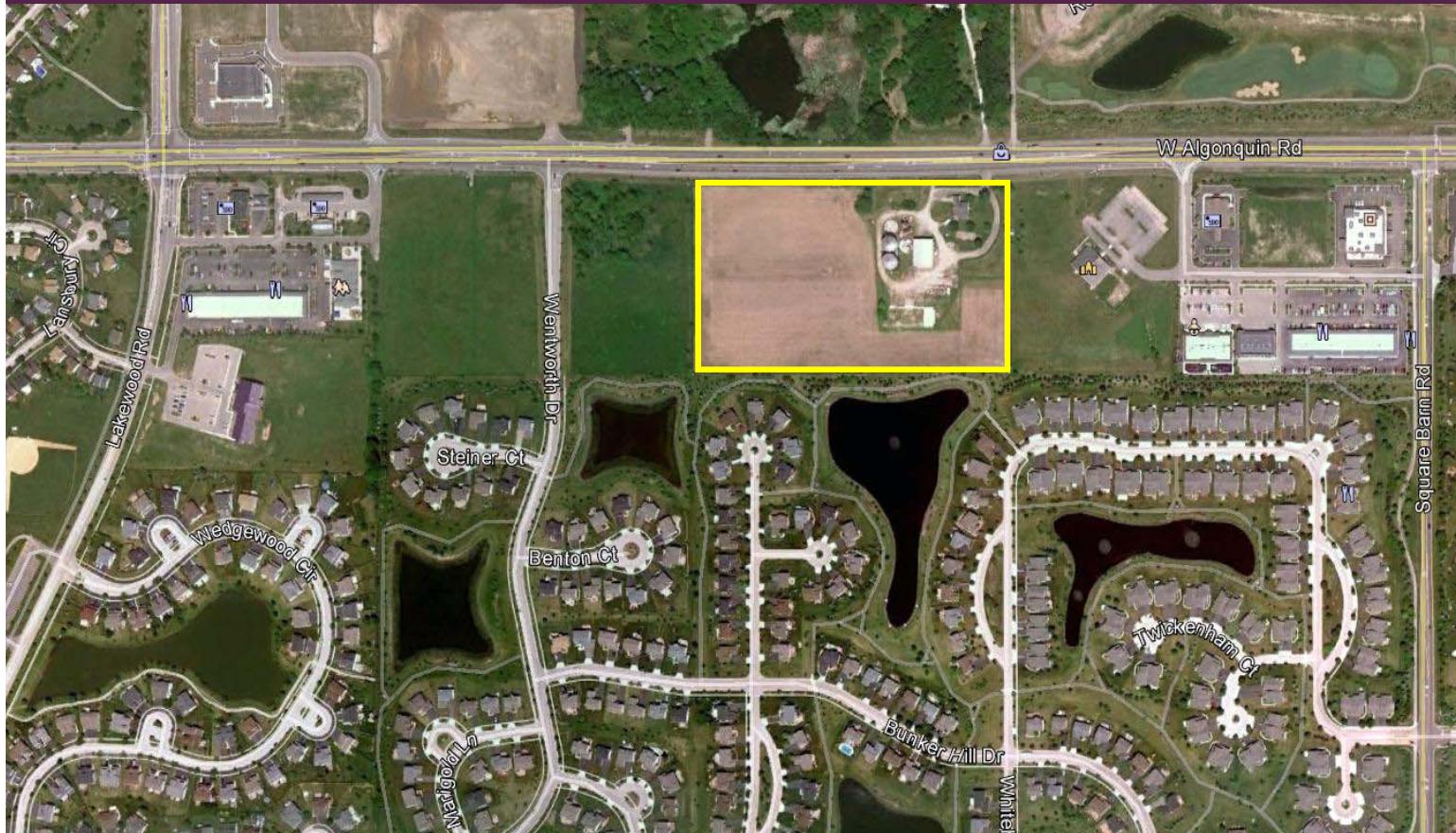
Jack Minero
JMinero@StarckRE.com
815.382.9728

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

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FOR SALE

13 ACRE HIGH TRAFFIC
COMMERCIAL PARCEL
9501 Algonquin Road, Huntley, IL



**ASKING PRICE:
\$1,450,000**

TAXES 2023:

\$11,621.06

PIN: 18-26-400-020

- Utilities to Site
- High Traffic Algonquin Road Location: Vehicle Count 28,000+ Daily
- Ideal for Commercial Development
- Property Free of Environmental Hazards
- Neighbors Include Subway, Dairy Queen, State Farm, Castle Bank, H&R Block, Taylor St. Pizza, Bistro Wasabi among others
- 2,500 SF Home on site along with Pole Barn and Grain Bins
- Current Zoning: A-1



**BERKSHIRE
HATHAWAY**
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Jack Minero

JMinero@StarckRE.com

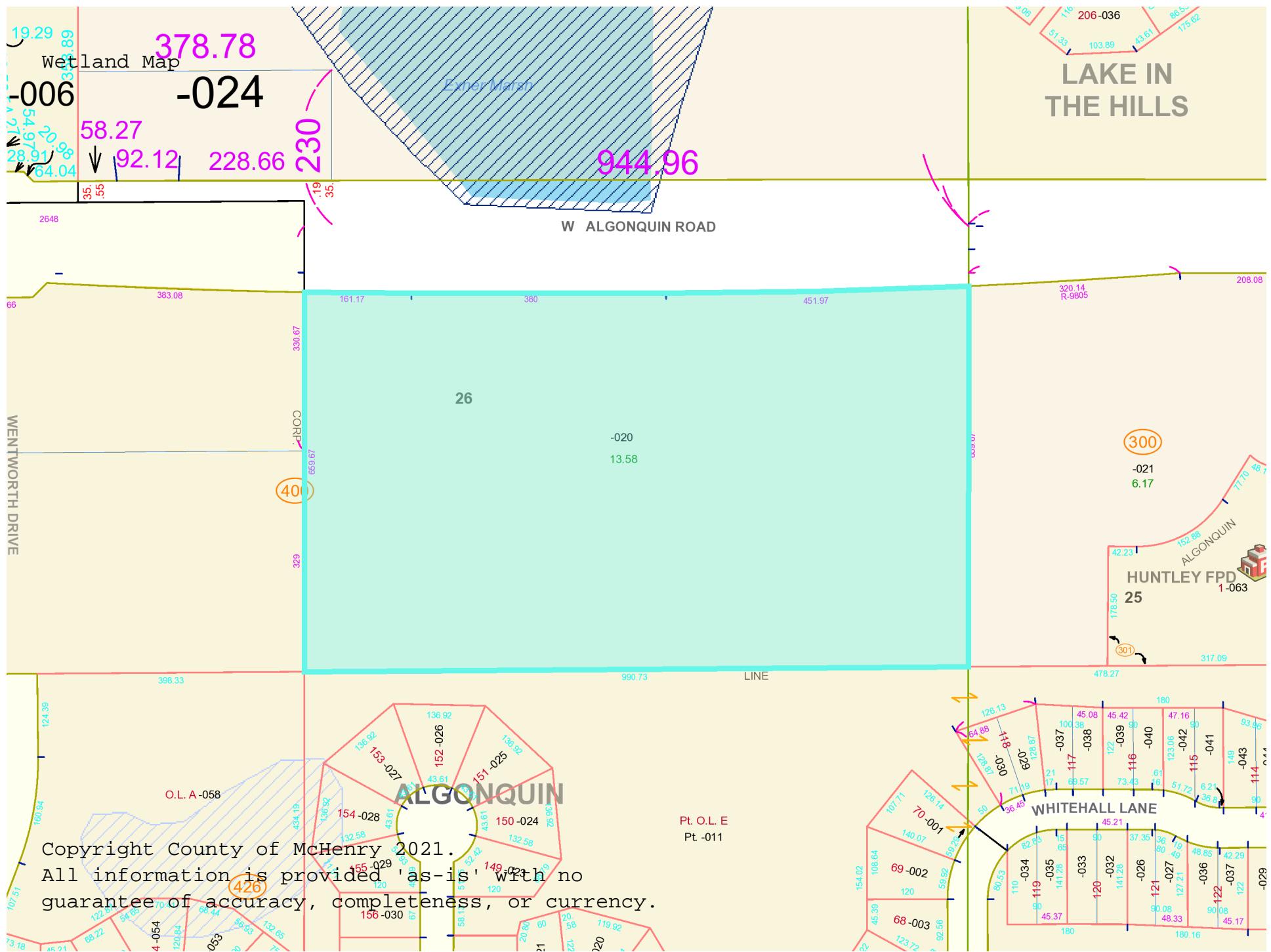
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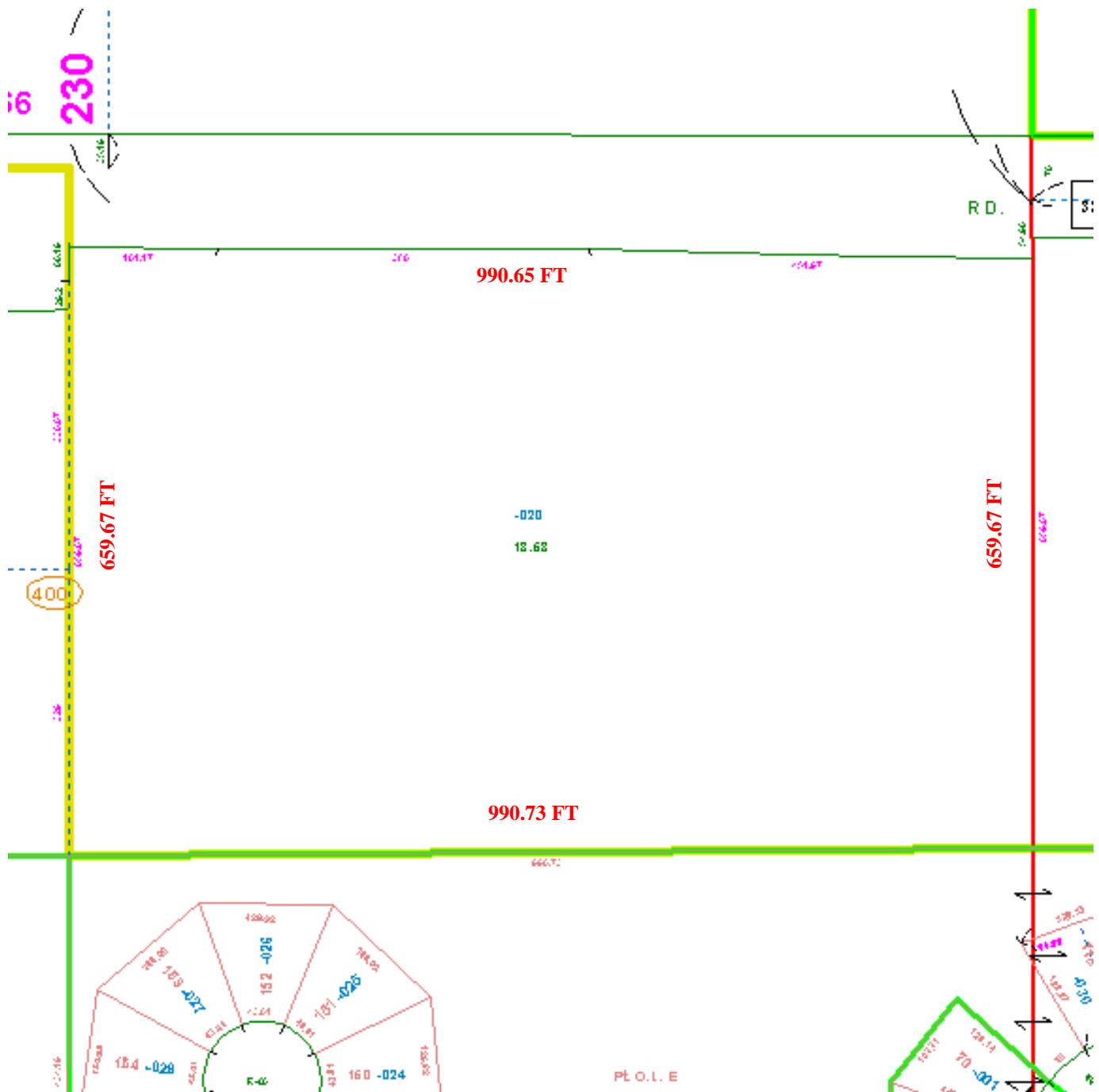
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Demographic Detail Report

13 Acre High Traffic Commercial Parcel

9105 Algonquin Rd, Huntley, IL 60142

Building Type: **Land**

Total Available: **0 SF**

Class: -

% Leased: **0%**

RBA: -

Rent/SF/Yr: -

Typical Floor: -



Radius	1 Mile	3 Mile		5 Mile	
Population					
2026 Projection	8,686		65,610		126,795
2021 Estimate	8,642		65,280		125,914
2010 Census	8,553		64,571		122,773
Growth 2021 - 2026	0.51%		0.51%		0.70%
Growth 2010 - 2021	1.04%		1.10%		2.56%
2021 Population by Age		8,642	65,280	125,914	
Age 0 - 4	527	6.10%	3,790	5.81%	6,917 5.49%
Age 5 - 9	700	8.10%	4,636	7.10%	8,119 6.45%
Age 10 - 14	838	9.70%	5,496	8.42%	9,357 7.43%
Age 15 - 19	774	8.96%	5,356	8.20%	9,155 7.27%
Age 20 - 24	547	6.33%	4,124	6.32%	7,287 5.79%
Age 25 - 29	430	4.98%	3,575	5.48%	6,671 5.30%
Age 30 - 34	413	4.78%	3,453	5.29%	6,644 5.28%
Age 35 - 39	583	6.75%	4,273	6.55%	7,916 6.29%
Age 40 - 44	699	8.09%	4,791	7.34%	8,501 6.75%
Age 45 - 49	766	8.86%	5,362	8.21%	9,417 7.48%
Age 50 - 54	713	8.25%	5,334	8.17%	9,572 7.60%
Age 55 - 59	580	6.71%	4,778	7.32%	9,210 7.31%
Age 60 - 64	392	4.54%	3,547	5.43%	7,624 6.05%
Age 65 - 69	261	3.02%	2,494	3.82%	6,166 4.90%
Age 70 - 74	183	2.12%	1,785	2.73%	5,085 4.04%
Age 75 - 79	123	1.42%	1,227	1.88%	3,892 3.09%
Age 80 - 84	65	0.75%	672	1.03%	2,325 1.85%
Age 85+	50	0.58%	586	0.90%	2,056 1.63%
Age 65+	682	7.89%	6,764	10.36%	19,524 15.51%
Median Age	35.80		37.60	40.50	
Average Age	34.40		36.40	39.20	

Demographic Detail Report

13 Acre High Traffic Commercial Parcel

9105 Algonquin Rd, Huntley, IL 60142

Radius	1 Mile	3 Mile	5 Mile
2021 Population By Race	8,642	65,280	125,914
White	7,251 83.90%	57,089 87.45%	111,736 88.74%
Black	345 3.99%	1,780 2.73%	2,906 2.31%
Am. Indian & Alaskan	41 0.47%	302 0.46%	594 0.47%
Asian	807 9.34%	4,713 7.22%	8,217 6.53%
Hawaiian & Pacific Island	6 0.07%	30 0.05%	65 0.05%
Other	193 2.23%	1,367 2.09%	2,396 1.90%
Population by Hispanic Origin	8,642	65,280	125,914
Non-Hispanic Origin	7,589 87.82%	57,879 88.66%	111,137 88.26%
Hispanic Origin	1,053 12.18%	7,401 11.34%	14,776 11.73%
2021 Median Age, Male	35.20	36.60	39.30
2021 Average Age, Male	34.00	35.70	38.20
2021 Median Age, Female	36.30	38.50	41.70
2021 Average Age, Female	34.90	37.10	40.20
2021 Population by Occupation Classification	6,423	50,288	99,690
Civilian Employed	4,572 71.18%	35,450 70.49%	67,937 68.15%
Civilian Unemployed	270 4.20%	2,184 4.34%	4,259 4.27%
Civilian Non-Labor Force	1,581 24.61%	12,642 25.14%	27,479 27.56%
Armed Forces	0 0.00%	12 0.02%	15 0.02%
Households by Marital Status			
Married	2,010	14,831	28,930
Married No Children	635	5,700	13,762
Married w/Children	1,375	9,131	15,167
2021 Population by Education	5,527	44,357	90,443
Some High School, No Diploma	274 4.96%	2,043 4.61%	4,626 5.11%
High School Grad (Incl Equivalency)	794 14.37%	7,642 17.23%	18,198 20.12%
Some College, No Degree	1,670 30.22%	13,739 30.97%	27,874 30.82%
Associate Degree	270 4.89%	2,480 5.59%	5,364 5.93%
Bachelor Degree	1,785 32.30%	12,763 28.77%	23,553 26.04%
Advanced Degree	734 13.28%	5,690 12.83%	10,828 11.97%

Demographic Detail Report

13 Acre High Traffic Commercial Parcel

9105 Algonquin Rd, Huntley, IL 60142

Radius	1 Mile	3 Mile	5 Mile
2021 Population by Occupation	8,728	67,253	128,315
Real Estate & Finance	384 4.40%	2,533 3.77%	5,078 3.96%
Professional & Management	2,532 29.01%	19,466 28.94%	36,980 28.82%
Public Administration	101 1.16%	767 1.14%	1,623 1.26%
Education & Health	1,018 11.66%	7,257 10.79%	13,484 10.51%
Services	600 6.87%	4,498 6.69%	8,786 6.85%
Information	63 0.72%	840 1.25%	1,543 1.20%
Sales	1,230 14.09%	9,612 14.29%	17,637 13.75%
Transportation	102 1.17%	825 1.23%	1,881 1.47%
Retail	646 7.40%	5,225 7.77%	9,325 7.27%
Wholesale	294 3.37%	1,579 2.35%	2,672 2.08%
Manufacturing	592 6.78%	4,878 7.25%	9,723 7.58%
Production	361 4.14%	3,567 5.30%	7,696 6.00%
Construction	406 4.65%	2,450 3.64%	4,723 3.68%
Utilities	223 2.55%	2,142 3.18%	4,013 3.13%
Agriculture & Mining	13 0.15%	81 0.12%	210 0.16%
Farming, Fishing, Forestry	2 0.02%	35 0.05%	58 0.05%
Other Services	161 1.84%	1,498 2.23%	2,883 2.25%
2021 Worker Travel Time to Job	4,271	32,871	63,342
<30 Minutes	1,754 41.07%	14,743 44.85%	29,229 46.14%
30-60 Minutes	1,509 35.33%	11,194 34.05%	20,848 32.91%
60+ Minutes	1,008 23.60%	6,934 21.09%	13,265 20.94%
2010 Households by HH Size	2,517	20,738	42,606
1-Person Households	230 9.14%	2,939 14.17%	7,757 18.21%
2-Person Households	551 21.89%	5,334 25.72%	13,028 30.58%
3-Person Households	487 19.35%	3,869 18.66%	7,304 17.14%
4-Person Households	721 28.65%	5,117 24.67%	8,521 20.00%
5-Person Households	361 14.34%	2,431 11.72%	4,068 9.55%
6-Person Households	123 4.89%	767 3.70%	1,338 3.14%
7 or more Person Households	44 1.75%	281 1.36%	590 1.38%
2021 Average Household Size	3.40	3.10	2.90
Households			
2026 Projection	2,551	20,996	44,020
2021 Estimate	2,539	20,902	43,713
2010 Census	2,517	20,737	42,606
Growth 2021 - 2026	0.47%	0.45%	0.70%
Growth 2010 - 2021	0.87%	0.80%	2.60%

Demographic Detail Report

13 Acre High Traffic Commercial Parcel

9105 Algonquin Rd, Huntley, IL 60142

Radius	1 Mile	3 Mile	5 Mile
2021 Households by HH Income	2,539	20,902	43,712
<\$25,000	88 3.47%	1,127 5.39%	3,061 7.00%
\$25,000 - \$50,000	89 3.51%	1,864 8.92%	5,217 11.93%
\$50,000 - \$75,000	311 12.25%	3,235 15.48%	7,368 16.86%
\$75,000 - \$100,000	359 14.14%	3,100 14.83%	6,706 15.34%
\$100,000 - \$125,000	406 15.99%	2,677 12.81%	5,318 12.17%
\$125,000 - \$150,000	272 10.71%	2,157 10.32%	4,104 9.39%
\$150,000 - \$200,000	548 21.58%	3,601 17.23%	6,216 14.22%
\$200,000+	466 18.35%	3,141 15.03%	5,722 13.09%
2021 Avg Household Income	\$149,350	\$132,411	\$121,765
2021 Med Household Income	\$126,516	\$110,506	\$98,150
2021 Occupied Housing	2,539	20,901	43,713
Owner Occupied	2,394 94.29%	18,931 90.57%	38,909 89.01%
Renter Occupied	145 5.71%	1,970 9.43%	4,804 10.99%
2010 Housing Units	2,663	22,534	47,154
1 Unit	2,631 98.80%	20,786 92.24%	42,577 90.29%
2 - 4 Units	22 0.83%	626 2.78%	1,749 3.71%
5 - 19 Units	0 0.00%	878 3.90%	2,264 4.80%
20+ Units	10 0.38%	244 1.08%	564 1.20%
2021 Housing Value	2,394	18,932	38,908
<\$100,000	27 1.13%	260 1.37%	819 2.10%
\$100,000 - \$200,000	201 8.40%	3,617 19.11%	8,484 21.81%
\$200,000 - \$300,000	1,048 43.78%	9,112 48.13%	17,719 45.54%
\$300,000 - \$400,000	851 35.55%	4,454 23.53%	8,696 22.35%
\$400,000 - \$500,000	158 6.60%	934 4.93%	2,222 5.71%
\$500,000 - \$1,000,000	86 3.59%	482 2.55%	821 2.11%
\$1,000,000+	23 0.96%	73 0.39%	147 0.38%
2021 Median Home Value	\$292,461	\$261,336	\$257,288
2021 Housing Units by Yr Built	2,717	22,593	47,286
Built 2010+	116 4.27%	1,089 4.82%	2,737 5.79%
Built 2000 - 2010	1,361 50.09%	7,679 33.99%	14,216 30.06%
Built 1990 - 1999	1,147 42.22%	10,353 45.82%	16,134 34.12%
Built 1980 - 1989	34 1.25%	1,339 5.93%	3,903 8.25%
Built 1970 - 1979	23 0.85%	828 3.66%	4,089 8.65%
Built 1960 - 1969	21 0.77%	526 2.33%	2,402 5.08%
Built 1950 - 1959	7 0.26%	428 1.89%	1,907 4.03%
Built <1949	8 0.29%	351 1.55%	1,898 4.01%
2021 Median Year Built	2000	1997	1995