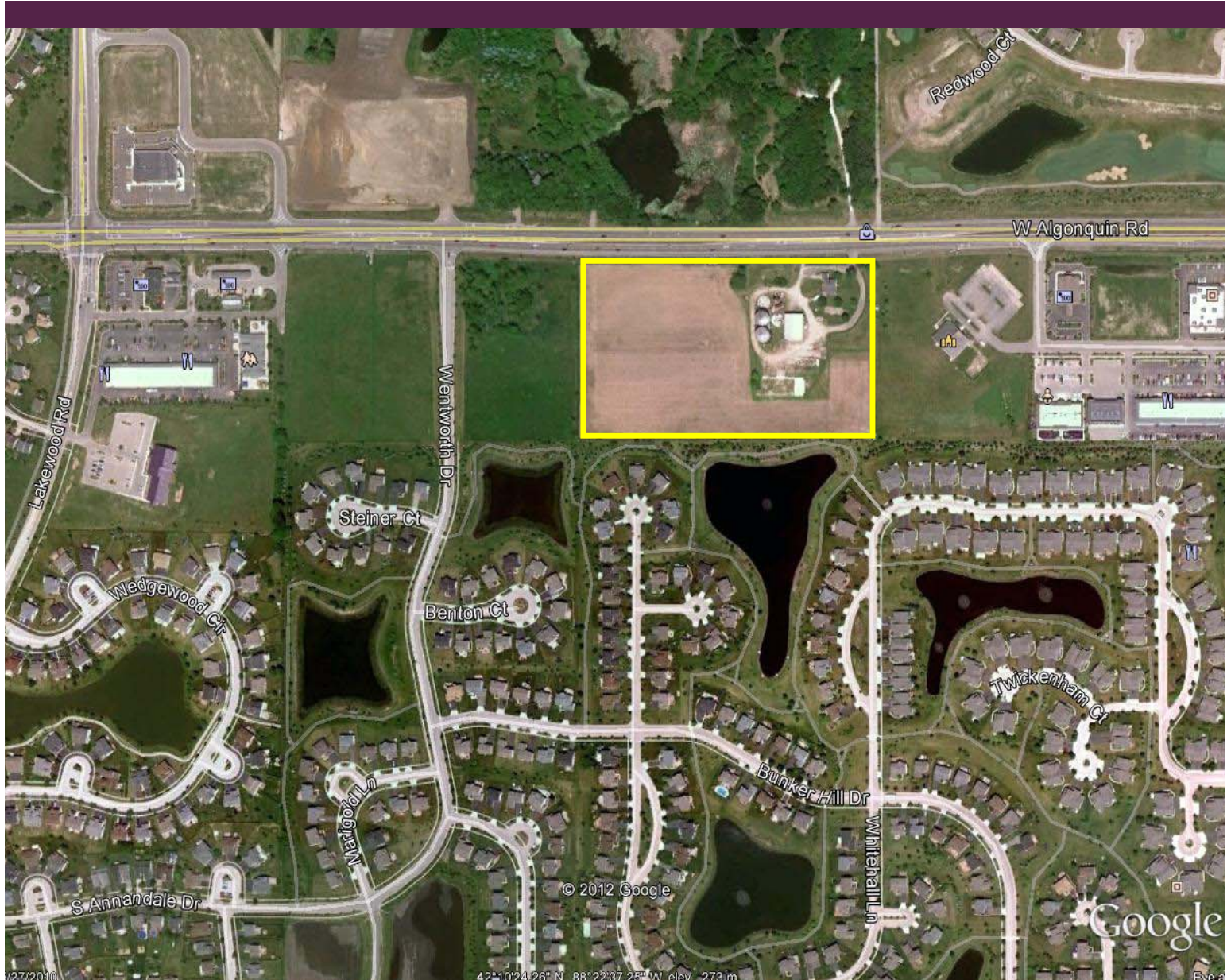


13 Acre High Traffic Commercial Parcel

9501 Algonquin Road, Huntley, IL



**BERKSHIRE
HATHAWAY**
HomeServices
Starck Real Estate


COMMERCIAL DIVISION

Jack Minero

JMinero@StarckRE.com
815.382.9728

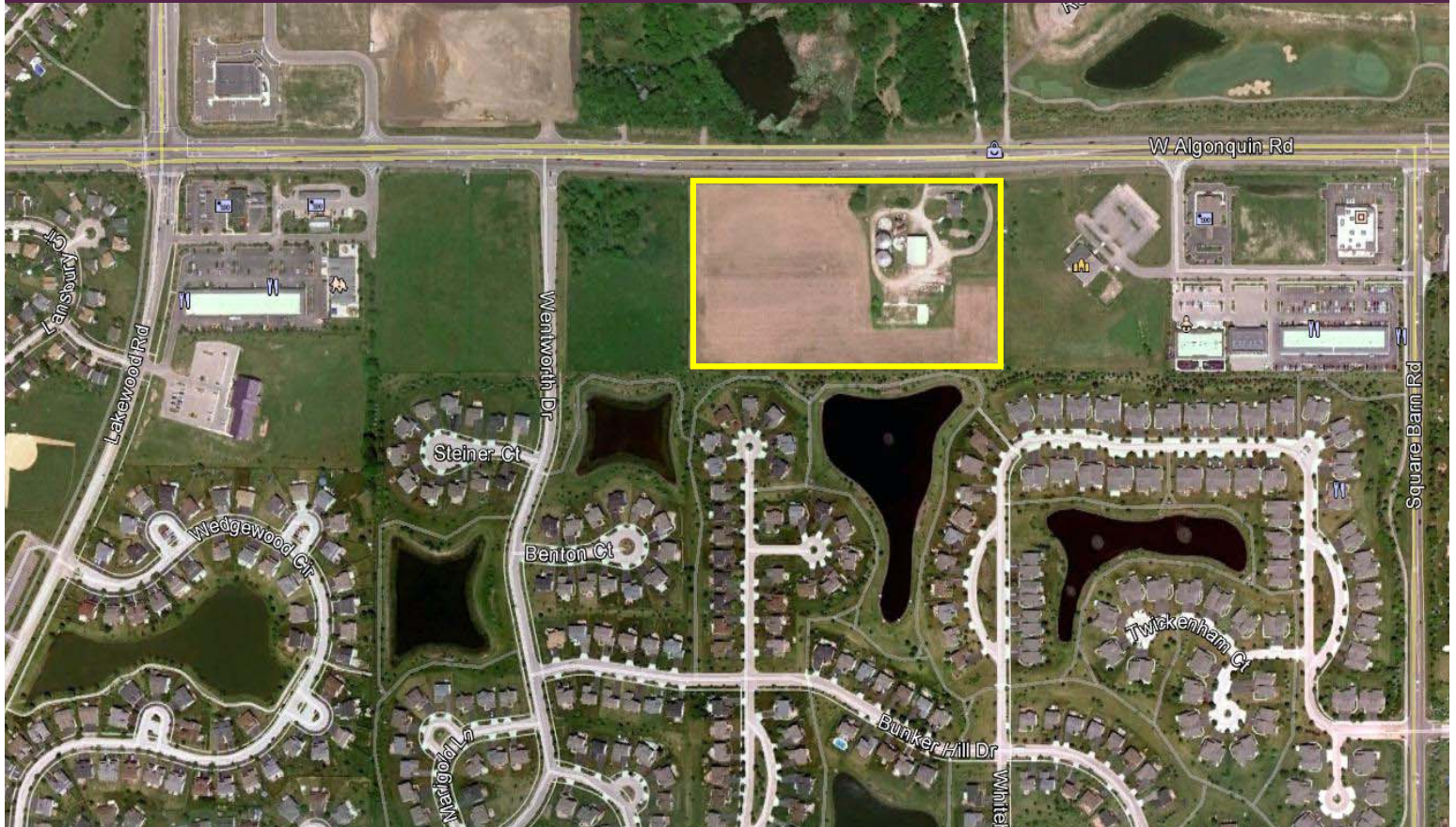
StarckRE.com

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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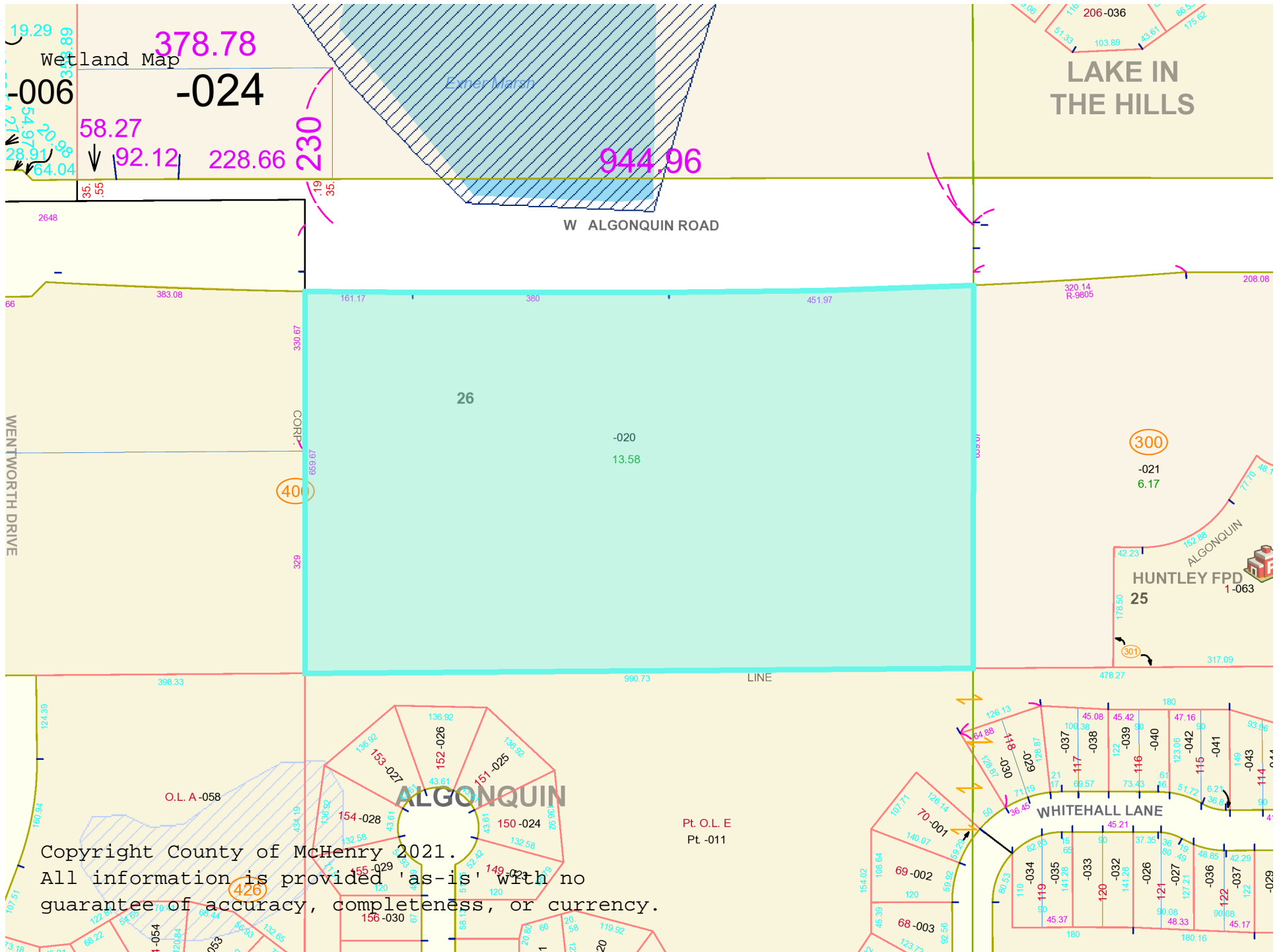


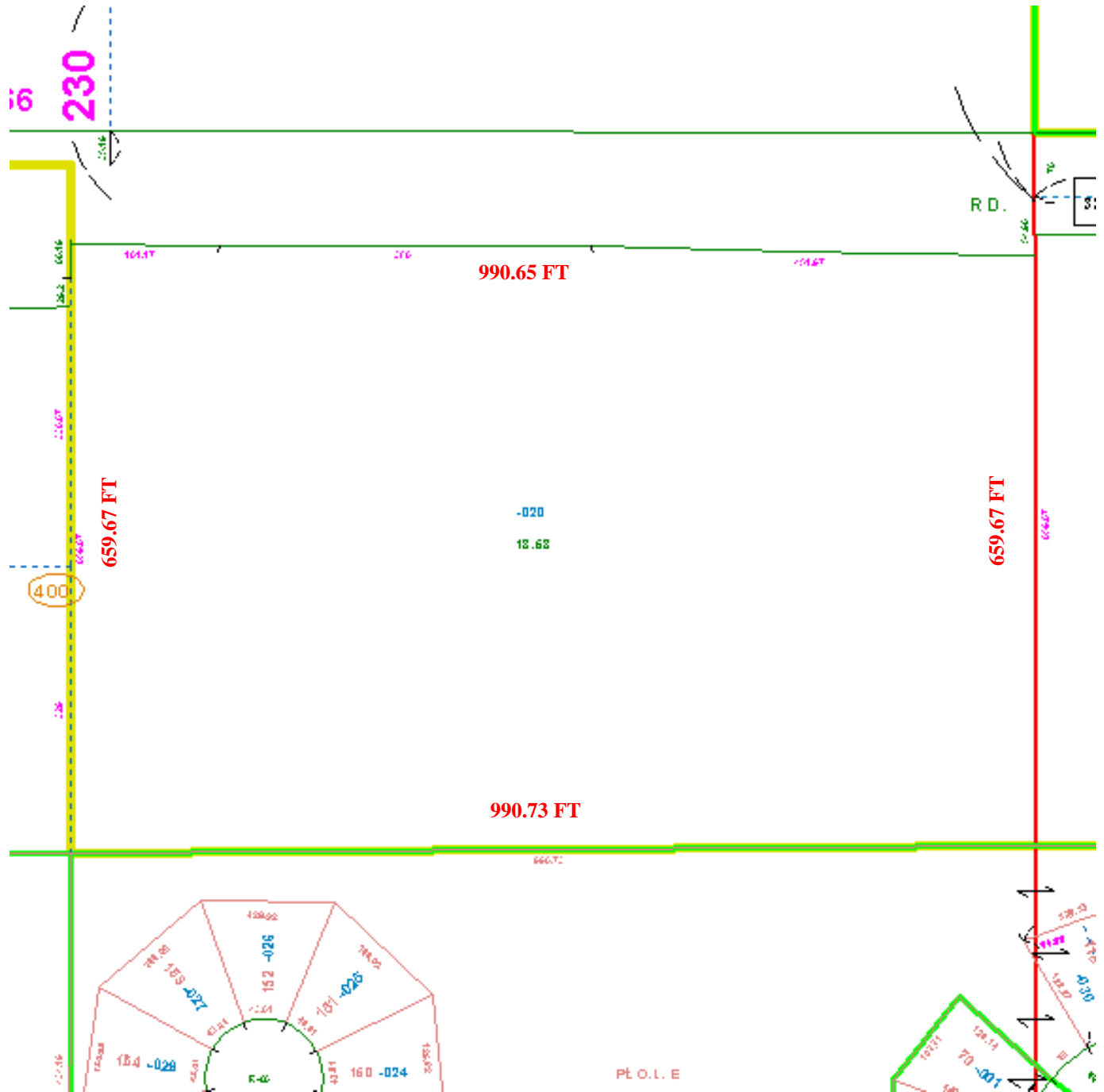
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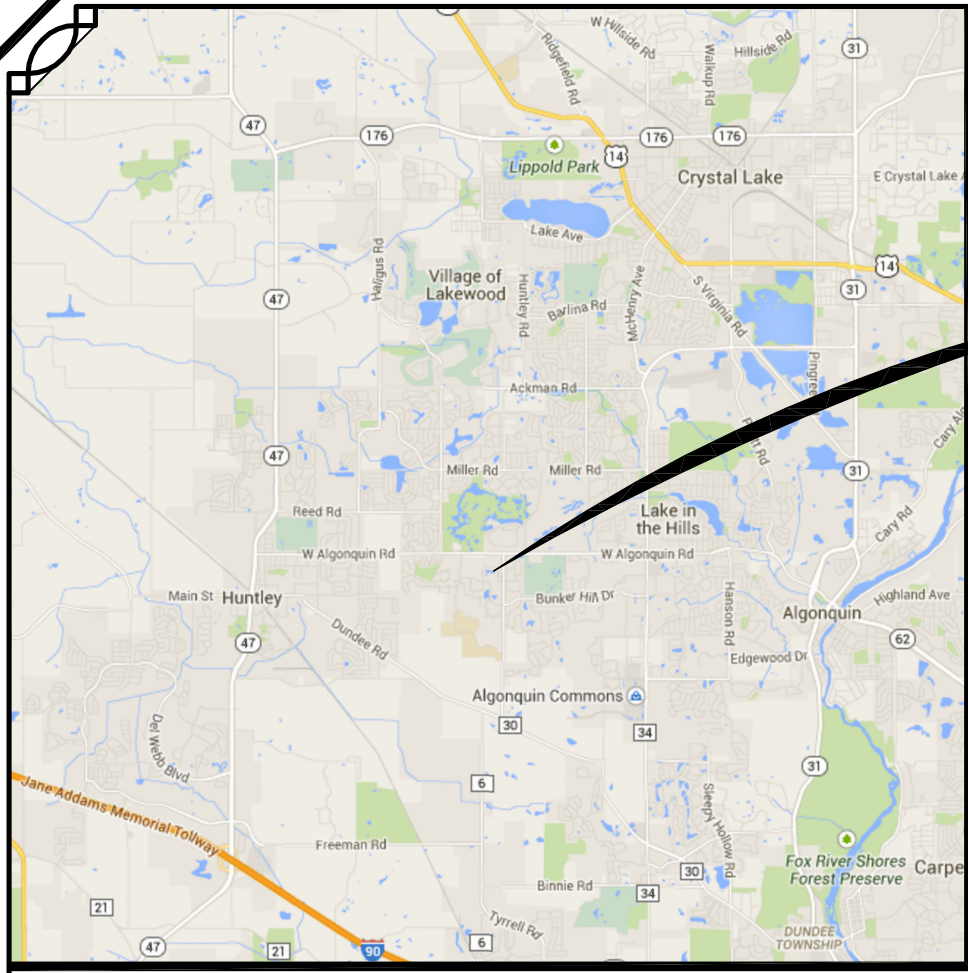
© 2012 Google
42°10'24.26" N 88°22'37.25" W elev 273 m

Google earth

Eye alt 1.52 km







SITE LOCATION

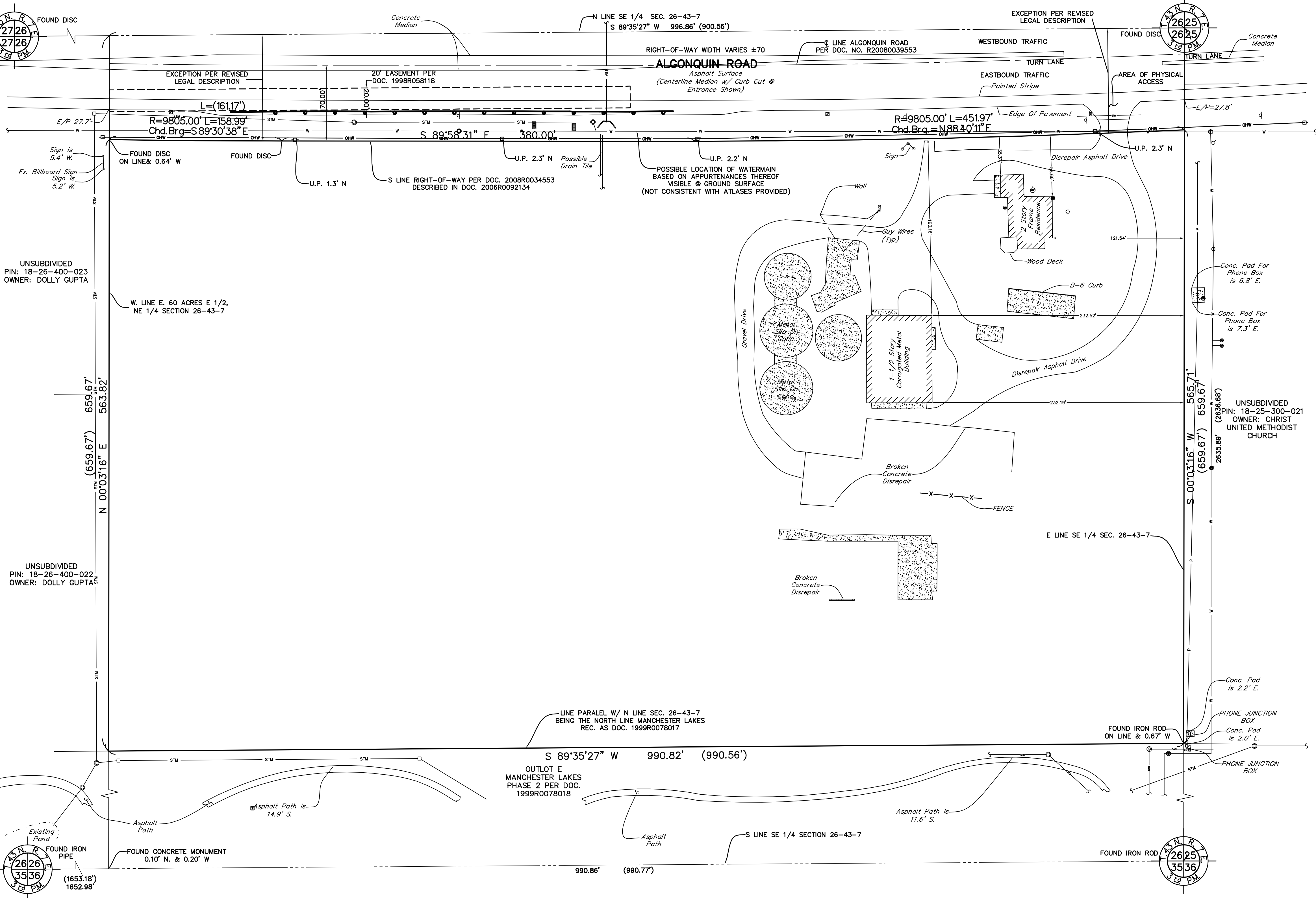
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

9105 ALGONQUIN ROAD, ALGONQUIN, IL

VICINITY MAP

SURVEYOR'S NOTES

- 1 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 2 COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- 3 THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
- 4 EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE COMPANY IDENTIFIED AS NUMBER 880014151 WITH AN EFFECTIVE DATE OF JUNE 17, 2014.
- 5 LEGAL DESCRIPTION REVISED TO EXCLUDE ANY PART OF THE SUBJECT PARCEL LYING NORTH OF THE SOUTHLINE OF PROPERTY CONVEYED PER DOCUMENT 2006R0092134, INCLUDING THAT PART CONVEYED PER DOC. 227678, BOOK 355, PAGE 363 & THAT THEREOF AS IT EXISTED AS A PUBLIC HIGHWAY AS DESCRIBED IN SAID DOCUMENT 227678
- 6 THE BEARINGS SHOWN HEREON ASSUMED.
- 7 F.I.P. = FOUND IRON PIPE (Ø AS SHOWN) F.I.R. = FOUND IRON ROD S.I.P. = SET 3/4" Ø IRON PIPE
- 8 BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO's. 17111C0320J AND 17111C0336J WITH AN EFFECTIVE DATES OF NOVEMBER 16, 2006, IT IS OUR OPINION THAT NONE OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE. PROPERTY FALLS IN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
- 9 PROPERTY DESCRIBED HEREON CONTAINS 555,325 SQ. FT. OR 12.749 ACRES MORE OR LESS.
- 10 DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
- 11 MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- 12 DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR MEASURED = RECORD.



LEGAL DESCRIPTION

THAT PART OF THE EAST 60 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESSCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 900.56 FEET TO THE WEST LINE OF THE EAST 60 ACRES OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 659.67 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 990.56 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE, A DISTANCE OF 659.67 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

EXCEPT ANY PART THEREOF OF LYING NORTH OF THE SOUTHLINE OF THAT PART CONVEYED TO THE MUNICIPALITY OF MCHENRY FOR HIGHWAY PURPOSES IN THE SPECIAL WARRANTY DEED RECORDED DECEMBER 18, 2006 AS DOCUMENT 2006R0092134, RECORDED IN BOOK 355, PAGE 363 ON JANUARY 20, 1950.

LEGAL DESCRIPTION REVISED: SEE SURVEYORS NOTE #5

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY
KAUFMAN JACOBS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, & 11(g), OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 14, 2014.

DATE OF PLAT OR MAP: OCTOBER 31, 2014.

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2014
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2015

LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)

LEGEND

- ⊗ BUFFALO BOX
- ⊙ FIRE HYDRANT
- ⊠ ELECTRIC HAND HOLD BOX
- INLET
- HEADWALL
- ⊠ MAIL BOX
- SANITARY CLEANOUT
- ⊙ SANITARY MANHOLE
- ⊙ SIGN
- ⊠ SLOPE BOX
- ⊙ STORM MANHOLE
- ⊙ UTILITY POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER VALVE
- ⊙ WELL HEAD
- E.P. EDGE OF PAVEMENT
- U.P. UTILITY POLE
- W — WATER LINE
- SAN — SAN LINE
- STM — STORM LINE
- P — PHONE LINE
- — GUARDRAIL
- OHW — OVERHEAD WIRES
- ⊠ CONCRETE

NOTES ON SCHEDULE B SURVEY RELATED TITLE EXCEPTIONS

B. EASEMENT IN FAVOR OF GTE SPRINT COMMUNICATION CORP., CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 906059; EASEMENT PLOTS PURSUANT TO LOCATION OF COMMUNICATION TRANSMISSION LINE WHICH WAS NOT VISIBLE AT GROUND SURFACE AT TIME OF SURVEY AND THE DESCRIBED LOCATION OF THE EASEMENT IS PURPORTEDLY BEING WITHIN THE RIGHT OF WAY OF ALGONQUIN HUNTLEY ROAD, WHICH DOES NOT PLOT ON PROPERTY.

C. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES: ALGONQUIN ROAD ESTABLISHED PURSUANT TO DOCUMENT 2006R0092134 AND DOCUMENT 227678. DOCUMENT 227678 INDICATES ALGONQUIN ROAD WAS AN EXISTING HIGHWAY AT TIME OF RECORDING OF SAID DOCUMENT 227678 IN BOOK 355, PAGE 363 ON JANUARY 20, 1950. DOES NOT PLOT ON PROPERTY PER REVISED LEGAL DESCRIPTION.

D. RIGHTS OF ADJOINING OWNERS TO THE UNINTERRUPTED FLOW OF ANY STREAM WHICH MAY CROSS THE PREMISES: NO STREAMS VISIBLE AT TIME OF SURVEY.

E. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY: VISIBLE STORM SEWER APPURTENANCES AND THOSE ASSOCIATED WITH DRAIN TILES PLOTTED.

F. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY OF THE LAND ACQUIRED FOR ROAD PURPOSES BY INSTRUMENT RECORDED MAY 28, 1948 IN BOOK 355 OF RECORDS, PAGE 363; FALLS NORTH OF HIGHWAY CONVEYANCE PER DOCUMENT 2006R0092134. DOES NOT PLOT ON SUBJECT PROPERTY PER REVISED LEGAL AFFIXED HERETO.

G. GRANT OF EASEMENT FOR A 20 FOOT WIDE INGRESS AND EGRESS EASEMENT FOR THE PURPOSES OF STORM SEWERS RECORDED AS DOCUMENT 1998R058778: PLOTS IN RIGHT OF WAY FOR ALGONQUIN ROAD.

I. HIGHWAY STRIP MAP OF THE MCHENRY COUNTY DIVISION OF TRANSPORTATION RECORDED AS DOCUMENT 2006R0034553: PLAT OF HIGHWAY INDICATES THE SOUTH LINE OF THE EXISTING RIGHT OF WAY FOR ALGONQUIN ROAD, WHICH IS CONSISTENT WITH THAT DESCRIBED IN DOCUMENT 2006R0092134.

K. AGREEMENT CONCERNING LAND FOR A TEMPORARY CONSTRUCTION EASEMENT RECORDED AS DOCUMENT 2006R0092135: EASEMENT HAS EXPIRED PER PARTICULARS WITHIN SAID DOCUMENT.

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 825001 FILE NAME: FILE NAME
DRAWN BY: TL FLD. BK. / PG. NO.: D49
COMPLETION DATE: JOB NO.: 825001
PROJECT REFERENCE:
REVISIONS:

Demographic Detail Report

13 Acre High Traffic Commercial Parcel

9105 Algonquin Rd, Huntley, IL 60142

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	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