

ROUTE 47 across from TALAMORE BLVD
HUNTLEY, IL 60142

FOR SALE



COMMERCIAL AND MULTI-FAMILY LAND
15 ACRES

15 ACRES - \$1,800,000

DESCRIPTION

Prime commercial and multi-family land approximately 1 mi. north of Algonquin Rd. with great traffic counts. Concept plan for 53 town homes (see attached) at \$12,000 per unit. Main entrance to Talamore subdivision directly across Rt 47. Jewel Osco, Starbucks just south of the site. Northwestern Hospital approximately 2.5 miles away. Property currently being farmed. Owner is Licensed IL Realtor.

SPECIFICATIONS

| | |
|--------------------|---------------------------|
| Description | Multi Family / Commercial |
| Land Size | 14 net acres-15.18 total |
| Topography | Level |
| Utilities | To Site |
| Sewer/Water | City Available |
| Frontage Dimension | 456' |
| Zoning | B1, B2, B3, O1 & R4 |
| Real Estate Taxes | 542.88 (2022) |
| PIN Number | 18-21-200-006 |

Demographics

5 Miles

| | |
|----------------------------|-----------|
| Population | 101,788 |
| Average Household Income | \$134,654 |
| Median Home Value | \$300,535 |
| Rt 47 daily traffic counts | 18,400 |

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made

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ILLUSTRATIVE PLAN

HUNTLEY, ILLINOIS

1/02/2024