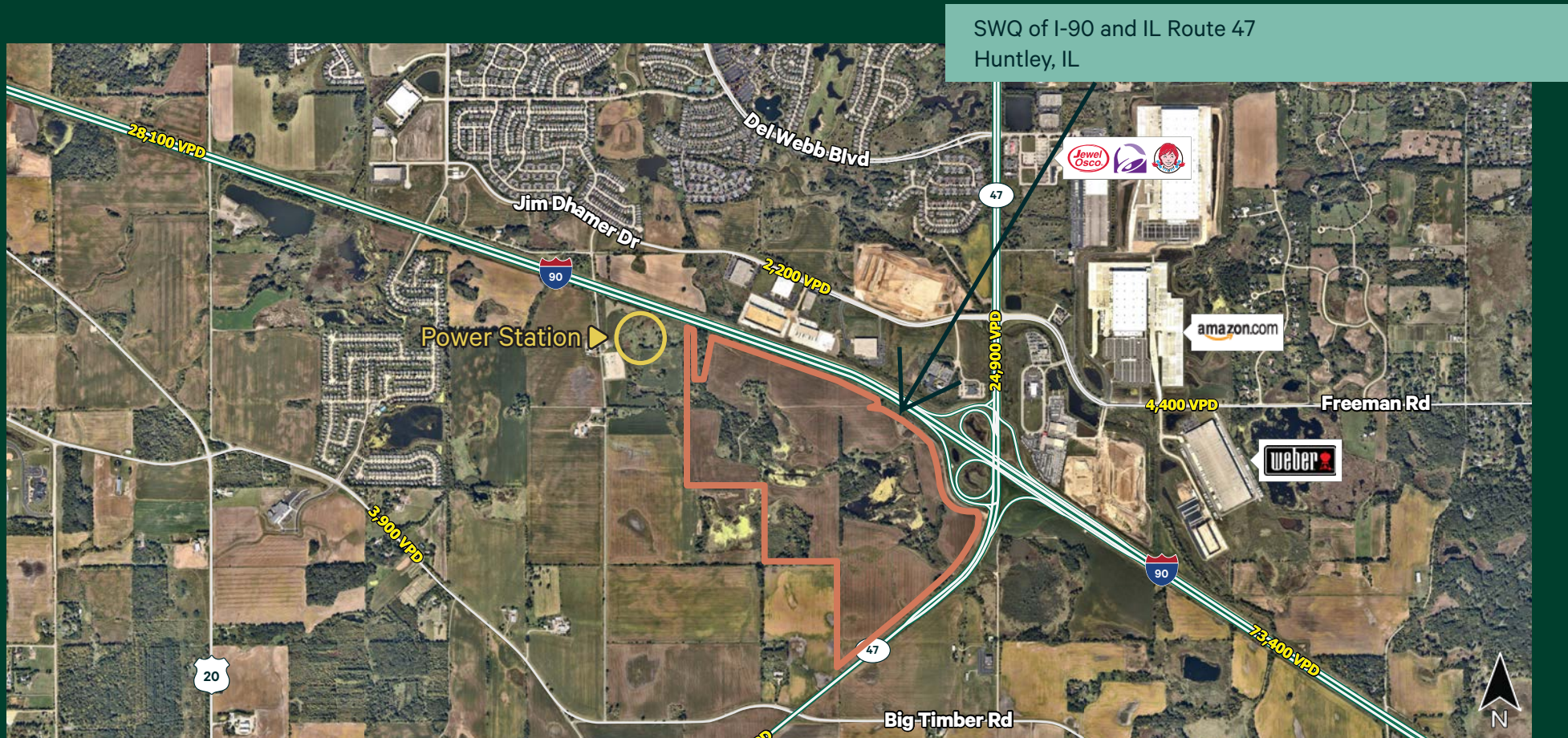


Prime Development Opportunity



Property Highlights

SWQ of I-90 and IL Route 47
Huntley, IL

For Sale ±357.53 Acres

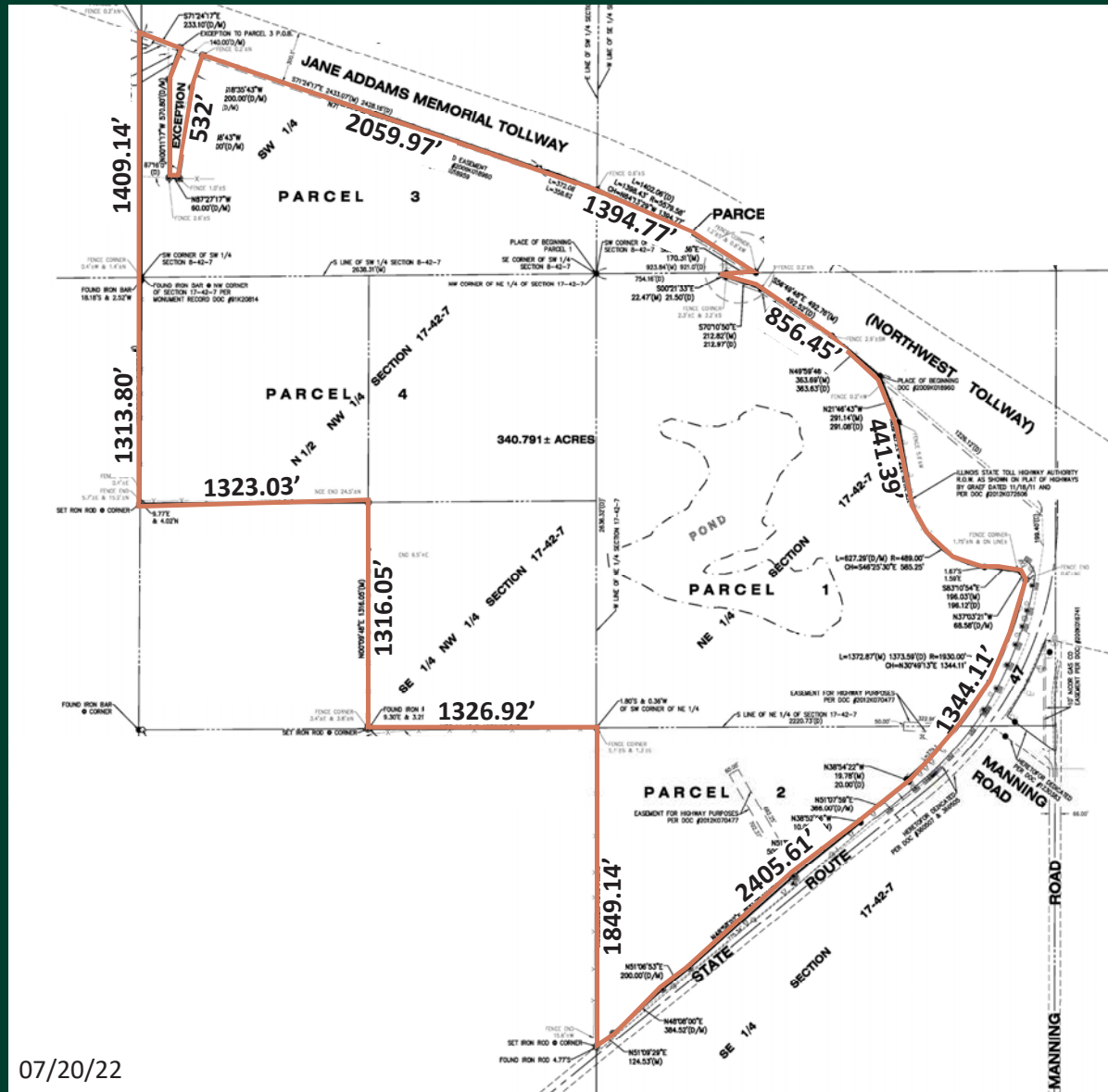
- + Comprehensive Plan shows:
 - B3-3 Shopping Center Business District along Route 47
 - O-1 General Office District & M - Manufacturing District along I-90
- + Major Fiber Optic Lines along I-90
- + Roadway Easement to Power Station
- + Contiguous Land Available
- + Four way interchange
- + Potential to develop large mixed use industrial park
- + Great visibility and access to I-90 and Route 47
- + Utilities to the site
- + Traffic Counts:
 - 49,200 vehicles per day on I-90
 - 21,200 vehicles per day on Route 47
- + PIN Numbers: 02-08-300-003, 02-08-400-003, 02-17-100-001, 02-17-200-015, 02-17-400-012
- + Taxes: \$10,845.38
- + Due Diligence materials available upon request
- + Subject to Offer
- + Please call for additional Information

Site Aerial



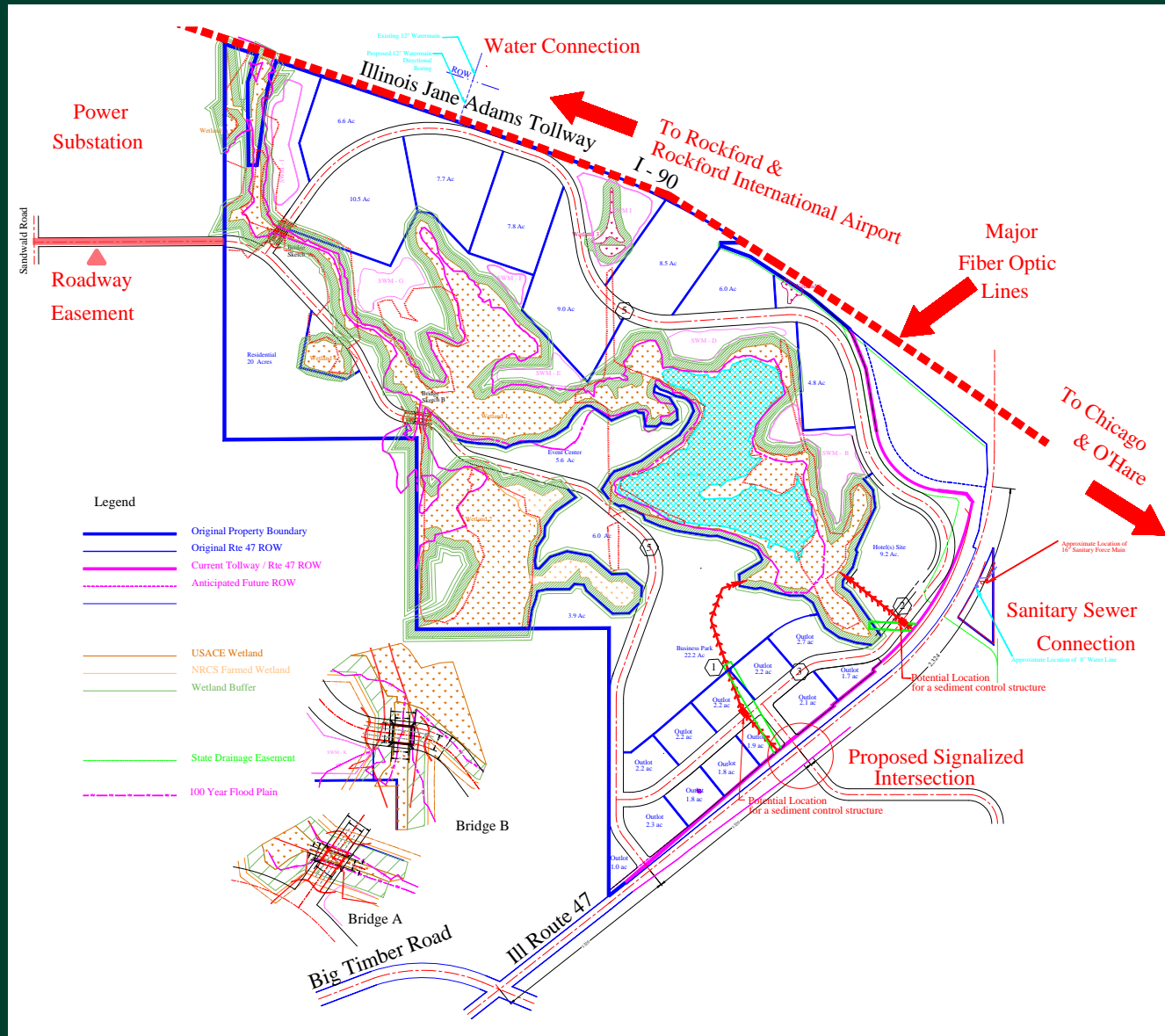
±357.53
Acres

Subject to Offer
Asking Price



Schematic Plan

SWQ of I-90 and IL Route 47 Huntley, IL



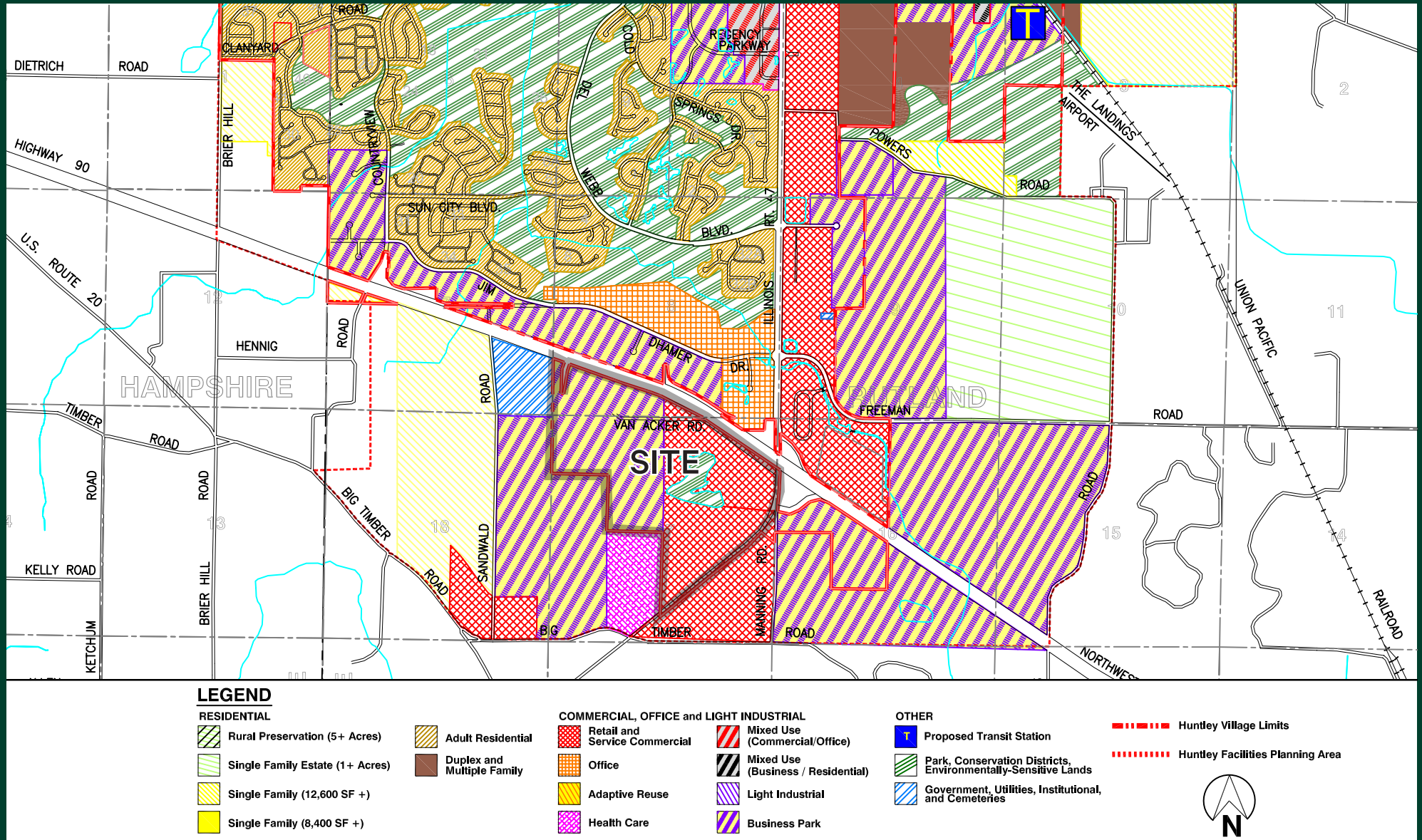
“Sanitary sewer service will be provided by an existing 16 inch force main that has been recently constructed east of the Route 47 bridge over the Tollway and extended to a point just south of the interchange on the east side of Route 47. That is the location for the future lift station which will serve all of the area scheduled to be included in the Village of Huntley. Part of the cost of that lift station will be borne by this property.

The wet well and lift station will not be constructed until there is sufficient daily production of sewerage in the area. In the meantime, the plan is to insert a smaller diameter HDPE pipe within the 16 inch force main. Waste from the sites will be sent to this pipe by a gravity sewer to an interim, but much smaller wet well and lift station. Alternately, the waste could be sent through a pressurized sanitary sewer system to the force main, powered by pumps in each of the buildings.

Over the years, as Huntley has developed and re-developed, the water supply and distribution master plan has changed. There is a high probability that neither a well nor an elevated tank will be required on the property. Instead, water will be supplied from a recently constructed 8 inch water main on the east side of Route 47 near the proposed sanitary lift station. In lieu of depending on storage or drilling a well for a second supply, the plan is to obtain water from a recently constructed 12 inch stub on the north side of the tollway. This stub is located approximately 1,700 feet east of the west property line along the north property line of the property. This stub would be extended to the property by directional boring approximately 330 feet. Both sources will probably be required for the first user unless that user is extremely small.

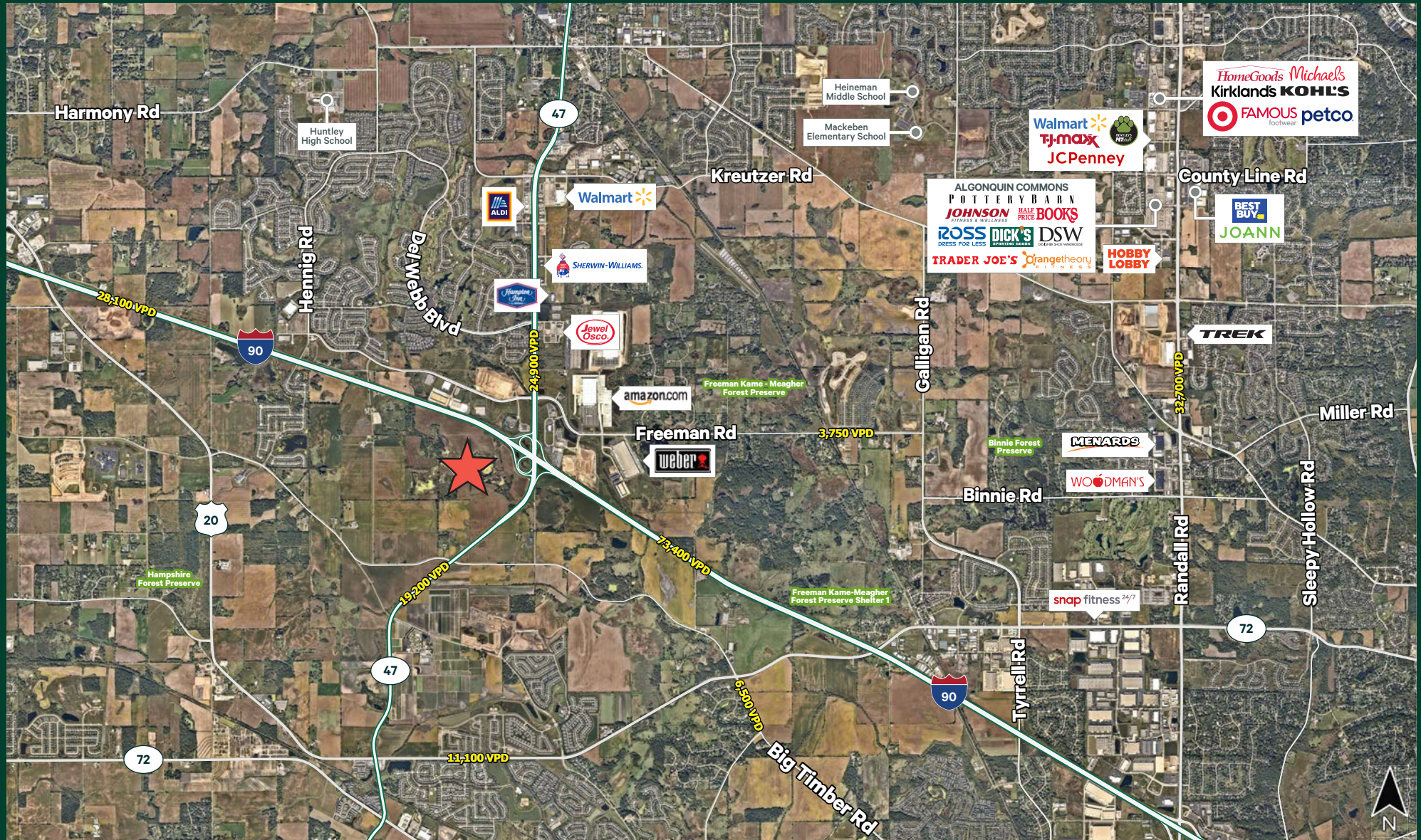
Storm water on site as well as water from off-site will be handled by the ponds and creek that run from east to west and discharge to the north under the tollway about 150 feet east of the westerly property line as measured along the north property line. The creeks have water in the almost all of the time. The Village of Huntley abides by the regulations of Kane County with respect to the mitigation and preservation of Wetlands. Most of the pond and stream waters and some of the adjoining land have been designated Wetlands under the Kane County delineation. While some on-line storage (within the designated Wetland) is necessary to preserve and maintain the flora and fauna and their functions, detention beyond that amount must be detained in areas and/or structures outside of the Wetlands.

Of special interest with respect to this property is that there is a major fiber optic cable along the Tollway. This may be of special interest to a developer of a data bank project or an organization that needs very high volume access to the internet. The property has over three quarters of a mile of frontage along the Tollway and, with proper planning, taps can be made that would be over a half of mile apart.”



Area Amenities and Transportation Corridors

SWQ of I-90 and IL Route 47
Huntley, IL

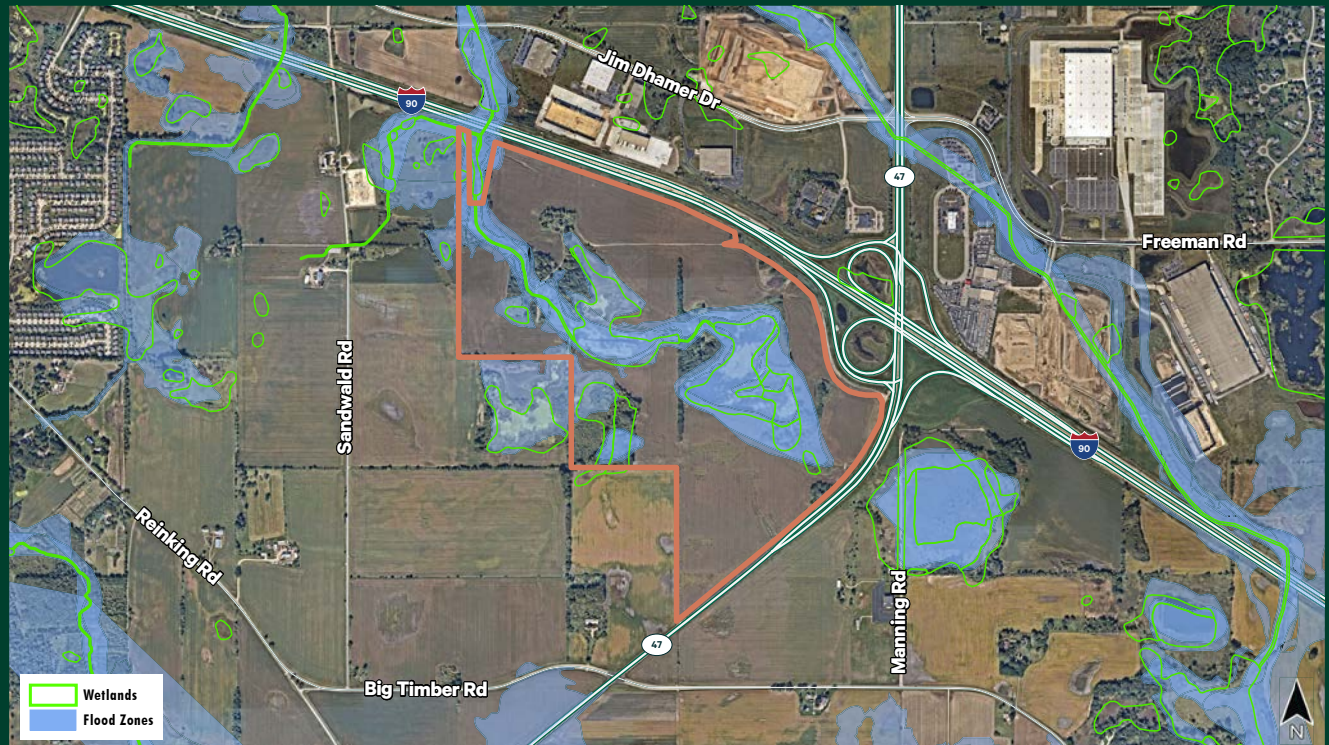


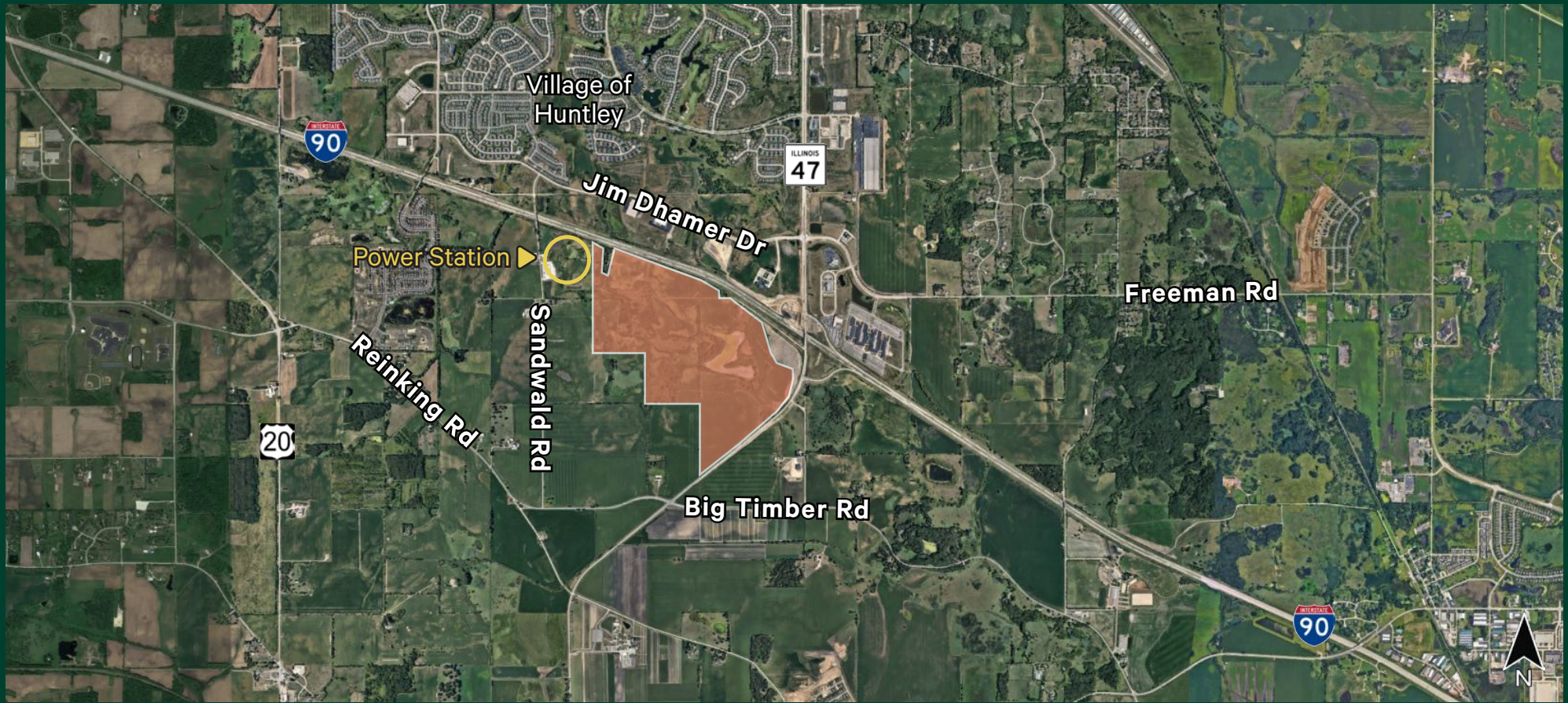
Demographic Snapshot

SWQ of I-90 and IL Route 47
Huntley, IL

	1 MILE	3 MILES	5 MILES
Population	448	24,372	66,518
Households	312	10,533	24,159
Average Household Income	\$80,839	\$104,287	\$127,300
Average Housing Value	\$307,712	\$339,136	\$335,069

Floodplains / Wetlands





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