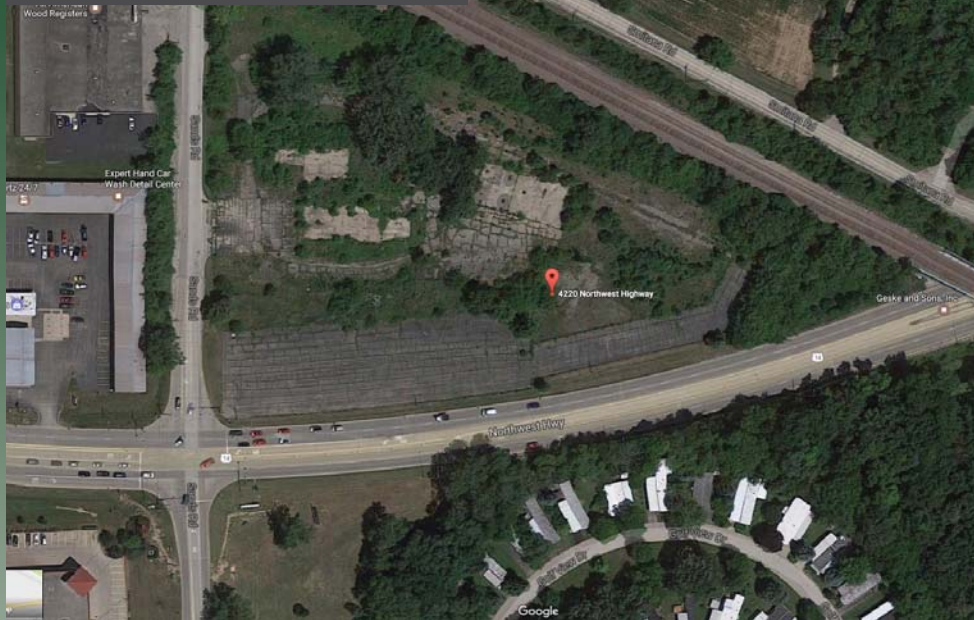


# Crystal Lake- Chicago N.W. Suburb PERFECT VACANT LOT FOR VARIOUS TYPES OF DEVELOPMENT

NEC Route 14 and Sands Rd.



## McHenry County

McHenry County is known for its wide variety of shopping options. McHenry, Crystal Lake, and Algonquin/Lake in the Hills have established themselves as major retail areas, all featuring an array of big box stores, specialty stores, and restaurants. In addition, several historic downtowns throughout the county offer unique shops and eateries in charming environments. The Woodstock Square Historic District, antique shops in Richmond and Hebron, downtown Crystal Lake and Algonquin accommodate residents and tourists.

4220 NW Hwy. Crystal Lake, IL 60012

Size (Approx.)

6.83 Acres / 297,514.80 SF

Taxes

\$30,793 in 2016

PIN#

19-10-200-041-0060 and 19-03-452-001-0060

Price

\$1,190,000 (Vacant Land for Sale) **PRICE REDUCED!**

For additional information or to schedule a showing contact:

Chad Severson

815.404.9171

chad@kudangroup.com



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	16,525	117,317	378,898
2015 Female Population	17,442	125,024	392,168
2015 Total Population	33,967	242,341	771,066
2015 Total Households	13,201	90,194	272,065

## Housing

2015 Total Housing Units	14,240	96,677	292,281
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## Income

2015 Median Household Income	\$65,928	\$60,530	\$54,483
2015 Per Capita Income	\$33,545	\$30,907	\$27,238
2015 Average Household Income	\$85,860	\$82,158	\$76,528

## Nearby Businesses

Home Depot	Petsmart
Office Max	Chick Filet
U-Haul Rental	Menards
HH Gregg	Outback Restaurant

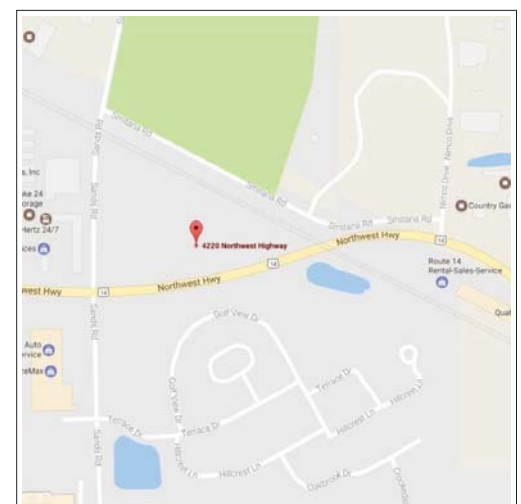
## Description

Perfect vacant lot for development of Retail, Restaurant, Bank, Medical, Gas Station, Car Dealership, and Office Building. Located at the northeast corner of Sands Road and Northwest Highway at a signalized intersection. Just across from the Home Depot and Office Max anchored development, as well as more than 2.5 million square feet of retail in the immediate trade area. Can be excavated and re-graded. Traffic count of 24,400 cars per day on Northwest Hwy in front of site, and 30,000+ cars per day just a quarter mile West on Hwy 31. Property to be delivered in "as-is" condition.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. C111 05-22-2017

## Map

Northwest Highway (Route 14) and Sands Rd.



DATA SHEET

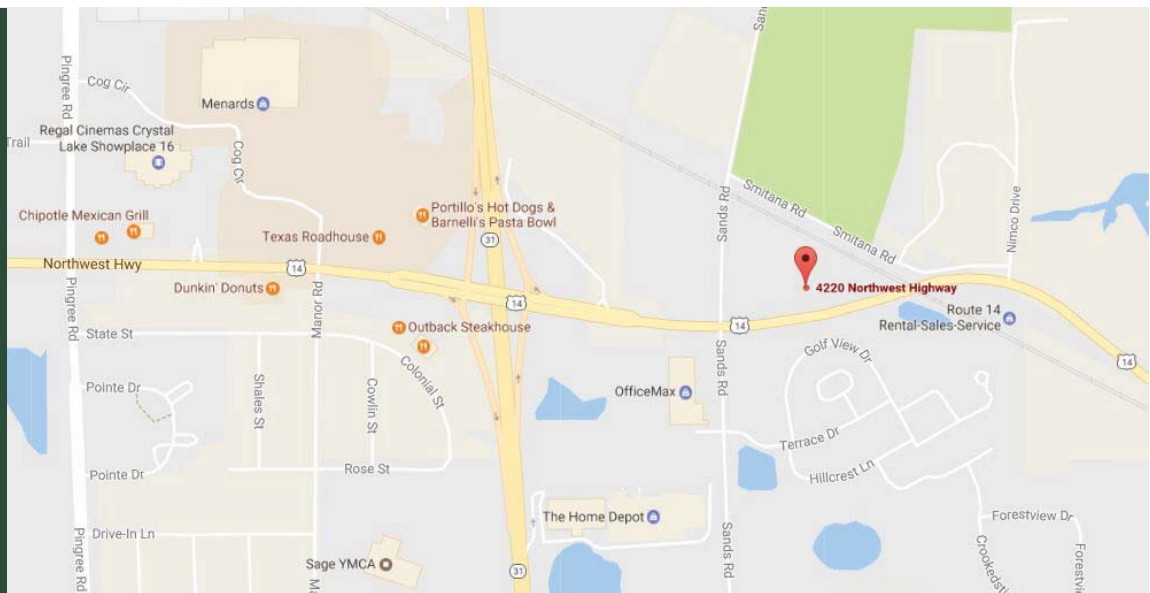
Agent Responsible	Chad Severson chad@kudangroup.com
Is this Confidential?	No
Transaction Type	Real Estate Only
Type of Property	6.83 acres / 297,514.80 sf
Sale or Lease	Sale
	<b>Property Data</b>
Property Name	Vacant Lot 4220 Northwest Highway PIN #: 19-10-200-041-0060 and 19-03-452-001-0060
Address	4220 Northwest Highway
City, Zip Code	Crystal Lake, Illinois 60012
Area	Northwest Suburbs
County	McHenry
Sale Price	\$1,190,000 (Vacant Land for Sale) <b>PRICE REDUCED!</b>
Taxes	\$30,793 / 2016
Size (Approx.)	6.83 acres
Lot Size (Approx.)	297,514.80 sf
Zoning	B-2 PUD, Commercial Planned Unit Development
Nearby Businesses	Home Depot, Office Max, Uhaul Rental, HH Gregg, Petsmart, Chick-Fil-A, Menards, Outback Restaurant,
Property Description	6.83 acres of commercial development opportunity
Location Description	The Northeast corner (NEC) of Sands Road and Northwest Highway. Signalized Intersection.
Cross Streets	Northwest Highway (Route 14) and Sands Road
Traffic Counts	24,400 cars per day on Northwest Hwy in front of site, and 30,000+ per day just a quarter mile West on Hwy 31.
Competition/Market Overview	Perfect vacant lot for development of Retail, Restaurant, Bank, Medical, Gas Station, Car Dealership, Office Building.
Growth/Expansion possibilities	Can be excavated and re-graded. Property to be delivered in a "as-is" condition

# ADDITIONAL PHOTOS & MAPS



## Retail Along NW HWY:

- Office Max
- Home Depot
- Portillos
- Outback Steakhouse
- Regal Cinemas
- Menards
- Dunkin Donuts
- Texas Roadhouse
- Chipotle
- Pep Boys Auto Parts
- Hertz 24/7
- D'Andrea Banquets
- U-Haul
- Chuck E. Cheese
- Men's Warehouse
- Chick-fil-A
- and more.....



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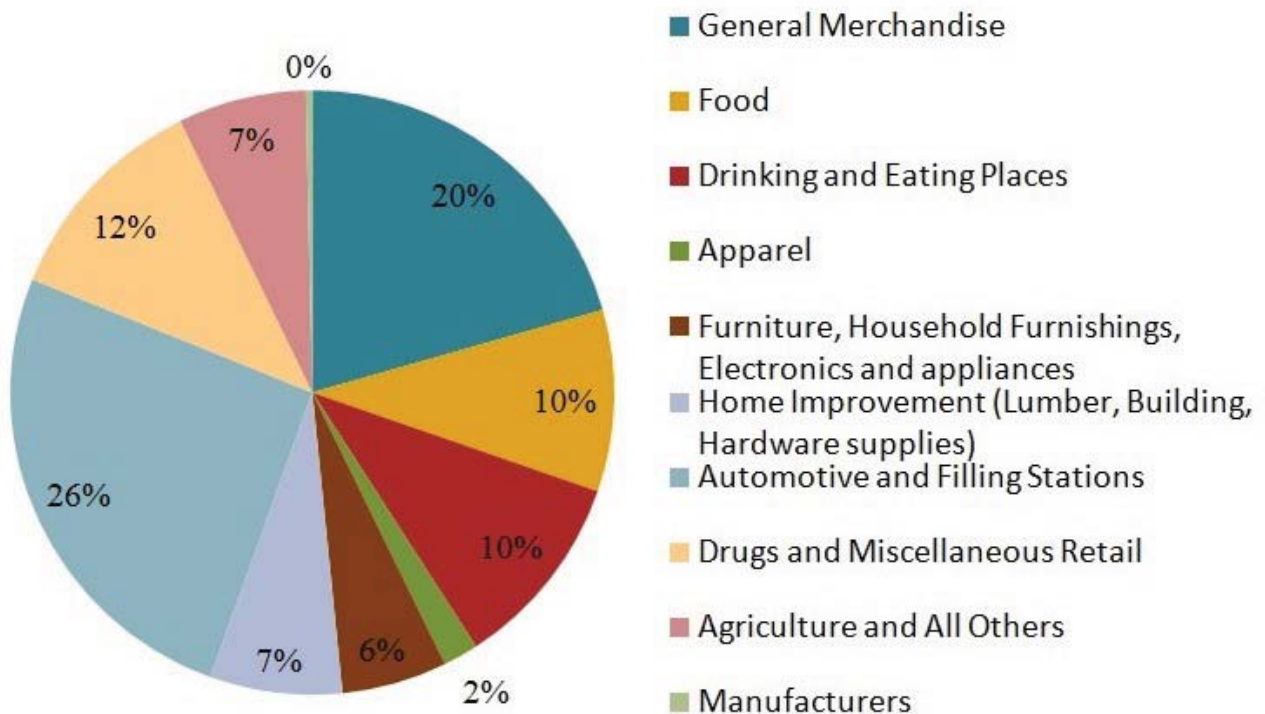


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# CRYSTAL LAKE SALES

Categories	Crystal Lake, Illinois Sales		
	2013	2014	2015
General Merchandise	\$ 238,438,630	\$ 232,789,581	\$ 228,341,456
Food	\$ 89,868,451	\$ 89,429,280	\$ 107,653,388
Drinking and Eating Places	\$ 102,201,779	\$ 115,275,823	\$ 117,496,654
Apparel	\$ 15,887,657	\$ 16,996,586	\$ 20,721,646
Furniture, Household Furnishings, Electronics and appliances	\$ 65,263,015	\$ 56,483,340	\$ 62,676,329
Home Improvement (Lumber, Building, Hardware supplies)	\$ 80,218,270	\$ 75,862,690	\$ 78,560,419
Automotive and Filling Stations	\$ 267,511,619	\$ 284,454,645	\$ 284,158,895
Drugs and Miscellaneous Retail	\$ 144,231,752	\$ 143,620,134	\$ 129,522,612
Agriculture and All Others	\$ 66,250,601	\$ 78,315,283	\$ 76,219,783
Manufacturers	\$ 4,006,901	\$ 2,969,107	\$ 3,789,128
<b>Total</b>	<b>\$ 1,073,878,675</b>	<b>\$ 1,096,196,469</b>	<b>\$ 1,109,140,310</b>

## 2015 Sales by Category



\*Created by the Crystal Lake Community Development Department with data provided by IDOR

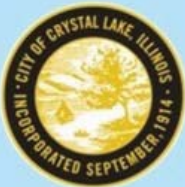
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**DEMOGRAPHICS**

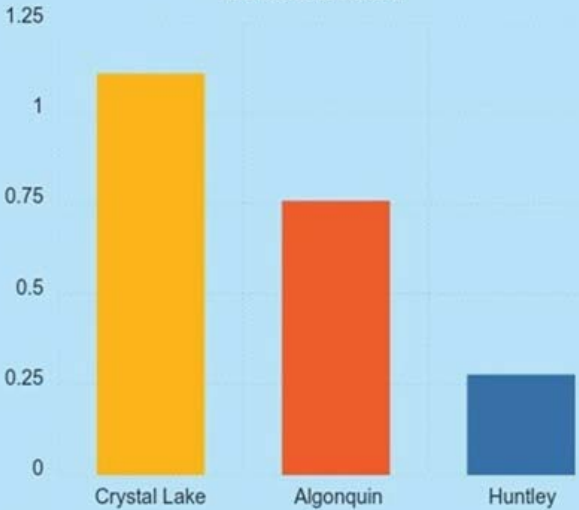


THE CITY OF *Crystal Lake*



Named 10th Best Small City in America by WalletHub

**Total Retail Sales**  
In Billions of Dollars



40,743

Population

45,689

Daytime Population

128,356

Population within a 5-mi radius



Average HH Income  
\$106,989\*



76% of Households have an income > \$50,000

\*Within a 5-mi radius. This info-graphic was created with data from the US Census Bureau, ESRI & IDOR. 2016.

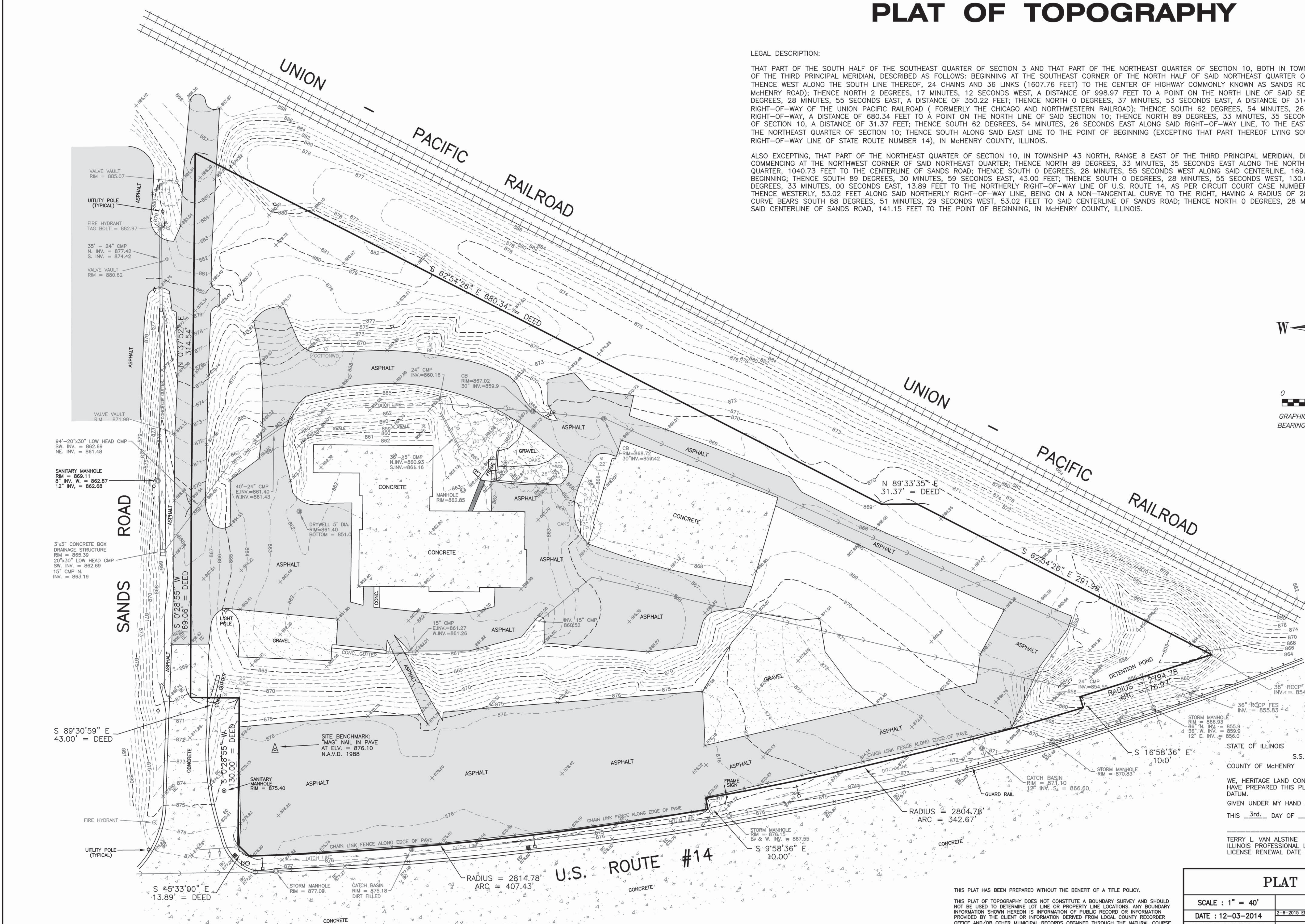
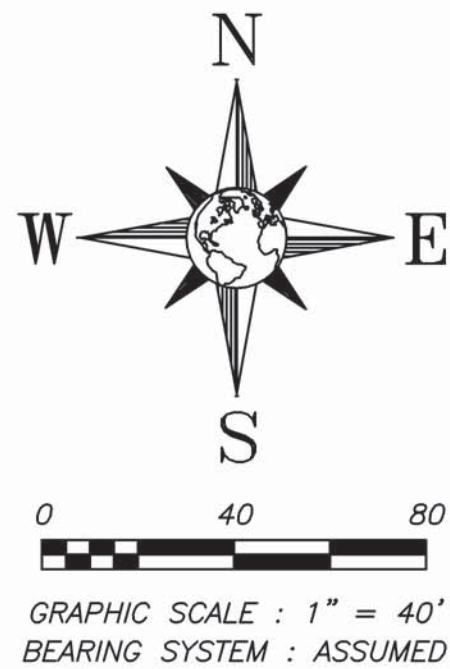
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# PLAT OF TOPOGRAPHY

**LEGAL DESCRIPTION:**

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, BOTH IN TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF SECTION 10 AND RUNNING THENCE WEST ALONG THE SOUTH LINE THEREOF, 24 CHAINS AND 36 LINKS (1607.76 FEET) TO THE CENTER OF HIGHWAY COMMONLY KNOWN AS SANDS ROAD (FORMERLY ALGONQUIN AND McHENRY ROAD); THENCE NORTH 2 DEGREES, 17 MINUTES, 12 SECONDS WEST, A DISTANCE OF 998.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 10; THENCE NORTH 0 DEGREES, 28 MINUTES, 55 SECONDS EAST, A DISTANCE OF 350.22 FEET; THENCE NORTH 0 DEGREES, 37 MINUTES, 53 SECONDS EAST, A DISTANCE OF 314.54 FEET TO THE SOUTH RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD ( FORMERLY THE CHICAGO AND NORTHWESTERN RAILROAD); THENCE SOUTH 62 DEGREES, 54 MINUTES, 26 SECONDS EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 680.34 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 10; THENCE NORTH 89 DEGREES, 33 MINUTES, 35 SECONDS EAST ALONG SAID NORTH LINE OF SECTION 10, A DISTANCE OF 31.37 FEET; THENCE SOUTH 62 DEGREES, 54 MINUTES, 26 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, TO THE EAST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING (EXCEPTING THAT PART THEREOF LYING SOUTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE NUMBER 14), IN McHENRY COUNTY, ILLINOIS.

ALSO EXCEPTING, THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, IN TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES, 33 MINUTES, 35 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1040.73 FEET TO THE CENTERLINE OF SANDS ROAD; THENCE SOUTH 0 DEGREES, 28 MINUTES, 55 SECONDS WEST ALONG SAID CENTERLINE, 169.09 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 30 MINUTES, 59 SECONDS EAST, 43.00 FEET; THENCE SOUTH 0 DEGREES, 28 MINUTES, 55 SECONDS WEST, 130.00 FEET; THENCE SOUTH 45 DEGREES, 33 MINUTES, 00 SECONDS EAST, 13.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 14, AS PER CIRCUIT COURT CASE NUMBER 93ED10, FILED APRIL 11, 1994; THENCE WESTERLY, 53.02 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING ON A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 2814.78 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 88 DEGREES, 51 MINUTES, 29 SECONDS WEST, 53.02 FEET TO SAID CENTERLINE OF SANDS ROAD; THENCE NORTH 0 DEGREES, 28 MINUTES, 55 SECONDS EAST, ALONG SAID CENTERLINE OF SANDS ROAD, 141.15 FEET TO THE POINT OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.



- ABBREVIATIONS**
- R = DISTANCE ON RECORDED PLAT OF SUBDIVISION
  - REC = DISTANCE ON RECORDED PLAT OF SUBDIVISION
  - M = MEASURED OR CALCULATED DISTANCE
  - MEAS = MEASURED OR CALCULATED DISTANCE
  - RAD = RADIUS
  - ARC = ARC LENGTH
  - CH = CHORD LENGTH
  - CONC. = CONCRETE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

THIS PLAT OF TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE USED TO DETERMINE LOT LINE OR PROPERTY LINE LOCATIONS. ANY BOUNDARY INFORMATION SHOWN HEREON IS INFORMATION OF PUBLIC RECORD OR INFORMATION PROVIDED BY THE CLIENT OR INFORMATION DERIVED FROM LOCAL COUNTY RECORDER OFFICE AND/OR OTHER MUNICIPAL RECORDS OBTAINED THROUGH THE NATURAL COURSE OF BUSINESS.

THE TOPOGRAPHIC INFORMATION CONTAINED HEREON IS BASED ON FIELD OBSERVATIONS AND/OR INFORMATION OF PUBLIC RECORD. HERITAGE LAND CONSULTANTS, LLC ASSUMES NO LIABILITY FOR ALTERED VERTICAL TOPOGRAPHIC INFORMATION ASSOCIATED WITH CUTTING, FILLING OR EXCAVATION OF ANY KIND WHICH CHANGES THE CURRENT GROUND CONDITIONS ON WHICH THIS TOPOGRAPHIC SURVEY IS BASED.

HLC SURVEYING IS A SERIES OF HERITAGE LAND CONSULTANTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 184.004955 EXPIRES : 04/30/2015

STATE OF ILLINOIS  
S.S.  
COUNTY OF McHENRY

WE, HERITAGE LAND CONSULTANTS, LLC., DO HEREBY CERTIFY THAT WE HAVE PREPARED THIS PLAT OF TOPOGRAPHY BASED ON N.A.V.D. 1988 DATUM.

GIVEN UNDER MY HAND AND SEAL AT McHENRY, ILLINOIS  
THIS 3rd. DAY OF DECEMBER, 2014

TERRY L. VAN ALSTINE  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3055  
LICENSE RENEWAL DATE : 11-30-2016

PLAT OF TOPOGRAPHY	
SCALE : 1" = 40'	REVISIONS
DATE : 12-03-2014	2-8-2015 ENTRANCE DRIVEWAY CORRIDORS
DATE OF FIELD WORK: 12-01-2014	
DISK: 150205 FILE NO. 14113 TOP	
DISK: 14113 PAC. NO. 14113P	
PREPARED FOR: THOMPSON	PROPERTY ADDRESS: 4220 NORTHWEST HIGHWAY CRYSTAL LAKE, ILLINOIS
DRAWN BY: TVA	CHECKED BY: MTB
	JOB NO. 2014-113 TOP

