

FOR SALE / LEASE / GROUND LEASE

NEC ROUTE 47 & LAKE AVENUE, WOODSTOCK, IL 60098

CONFIDENTIAL OFFERING

(Please Do Not Disturb Employees)



FOR MORE INFORMATION CONTACT:

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Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com



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PROPERTY HIGHLIGHTS

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SUBJECT SITE
(0.77 Acres)

PROPERTY SPECIFICATIONS

OFFERING : For Sale / Lease / Ground Lease
Prominent Hard Corner

PRICING: \$969,000

LEASE RATE: Subject to Offer

ACRES: 0.77 Acres

BUILDING: 2,413 SF | 1999 Year Built
SIZE / AGE

FRONTAGE: 312'

ZONING: B3S (City of Woodstock)

UTILITIES: Municipal Water & Sanitary

ACCESS: Signalized Control with
Full Access (Rt 47 & Lake Ave)

TRAFFIC: 16,175 VPD | Route 47
COUNTS 6,700 VPD | Lake Avenue

R.E. TAXES: \$24,493 (2021)

TIF DISTRICT: Yes

IDEAL USES: Gas Station, Retail, Fast Food,
Restaurant

PROPERTY: Potential to Acquire Adjacent
ASSEMBLAGE Hicks Gas Property for total of
2.10 Acres at Hard Corner

INVESTMENT HIGHLIGHTS

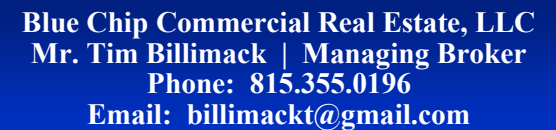
- **PREMIER HARD CORNER LOCATION w/ STOPLIGHT CONTROLLED ACCESS**
 - **RETROFIT EXISTING BUILDING or REDEVELOP ENTIRE PARCEL**
(Receive Immediate Cash Flow from Operating Gas Station During Pre-Development Phase)
- **IDEAL RETAIL, RESTAURANT, or FAST FOOD SITE W/ DRIVE THRU POTENTIAL**
- **RECENTLY APPRAISED AT \$1.2 MILLION / BASED ON OVERALL CONDITION and CLEANINESS of BUILDING & SITE (Including the underground gas tanks)**
- **EXISTING TIF DISTRICT / ELIGIBLE SITE IMPROVEMENT REIMBURSEMENTS**
 - **OWNER WILL CONSIDER JOINT VENTURE DEVELOPMENT**



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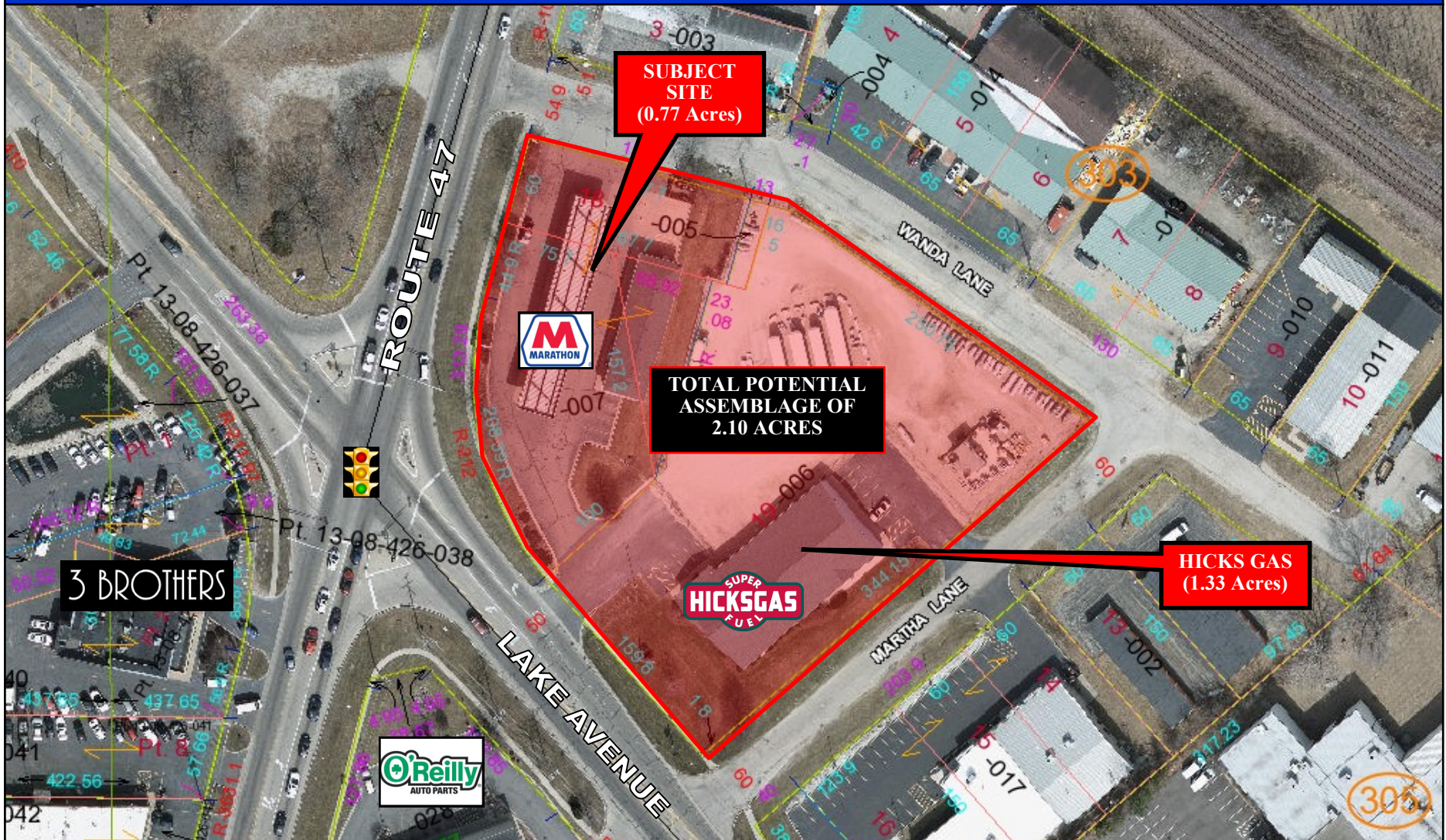


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POTENTIAL ASSEMBLAGE

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WOODSTOCK TIF #2
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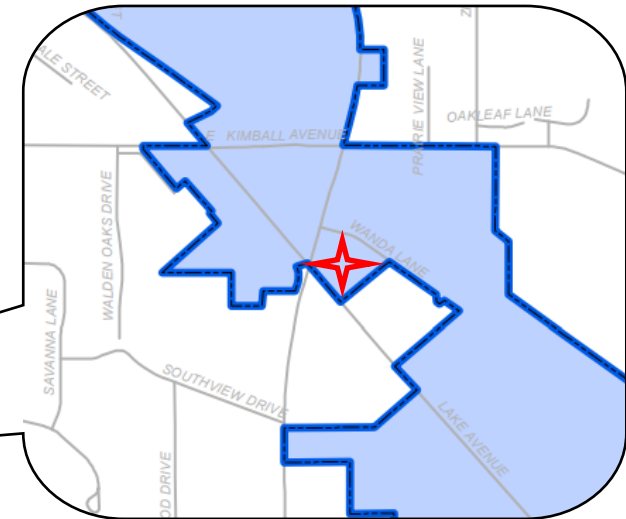
Tax Increment Financing

Tax increment financing is permitted in Illinois under the "Tax Increment Allocation Redevelopment Act" (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes, as amended (hereinafter the "Act"). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. Besides describing the redevelopment objectives, this Redevelopment Area Plan and Program report sets forth in general terms the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to improve eligible "conservation" or "blighted" areas in accordance with an adopted Redevelopment Plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Program, principally increased equalized assessed valuation from new private development.



Aerial Location Map



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