

DEVELOPMENT OPPORTUNITY

Route 47 and Regency Pkwy—Lot 5 & 8, Huntley, IL 60142

PROPERTY FEATURES



PROPERTY SPECIFICATIONS

LOT 8:

SIZE:	2.95 AC
PRICING:	\$12– 14 SF
DIVISIBLE:	YES
FRONTAGE:	318' IL-47
ZONING:	C-2 - Regional Retail (Village Huntley)
UTILITIES:	Municipal Water & Sanitary
TAXES:	\$6,155.56 (2024)

LOT 5:

SIZE:	4.59 AC
PRICING:	\$6 SF
DIVISIBLE:	YES
FRONTAGE:	360' Farm Hill Dr
ZONING:	BP– Business Park (Village of Huntley)
UTILITIES:	Municipal Water & Sanitary
TAXES:	\$9,820.72—2 Parcels (2024) -\$4,688.16 -\$5,132.56

Investment Highlights

- Commercial Land Development Opportunities in Huntley, IL
- Prime Frontage on Heavily Traveled IL Route 47—27,500 VPD!
- High Visibility with Many National Retailers and Restaurant Nearby
- Affluent Population: Average Household Income Exceeding \$99,058 Within 3 Mile Radius
 - Ideal uses include Retail, Fast Food, Professional Office, Grocery Store, Household Furnishings Shop, Liquor Store, Salon/Barber Shop, Hotel

Offered By:
Tim Billimack | Nicole Kirchberg
815.355.0196 | 815.307.2222
billimack@gmail.com
nckirchberg@gmail.com

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



DEVELOPMENT OPPORTUNITY

Route 47 and Regency Pkwy —Lot 5 & 8, Huntley, IL 60142

AERIAL RETAIL MAP



Offered By:
Tim Billimack | Nicole Kirchberg
815.355.0196 | 815.307.2222
billimackt@gmail.com
nckirchberg@gmail.com

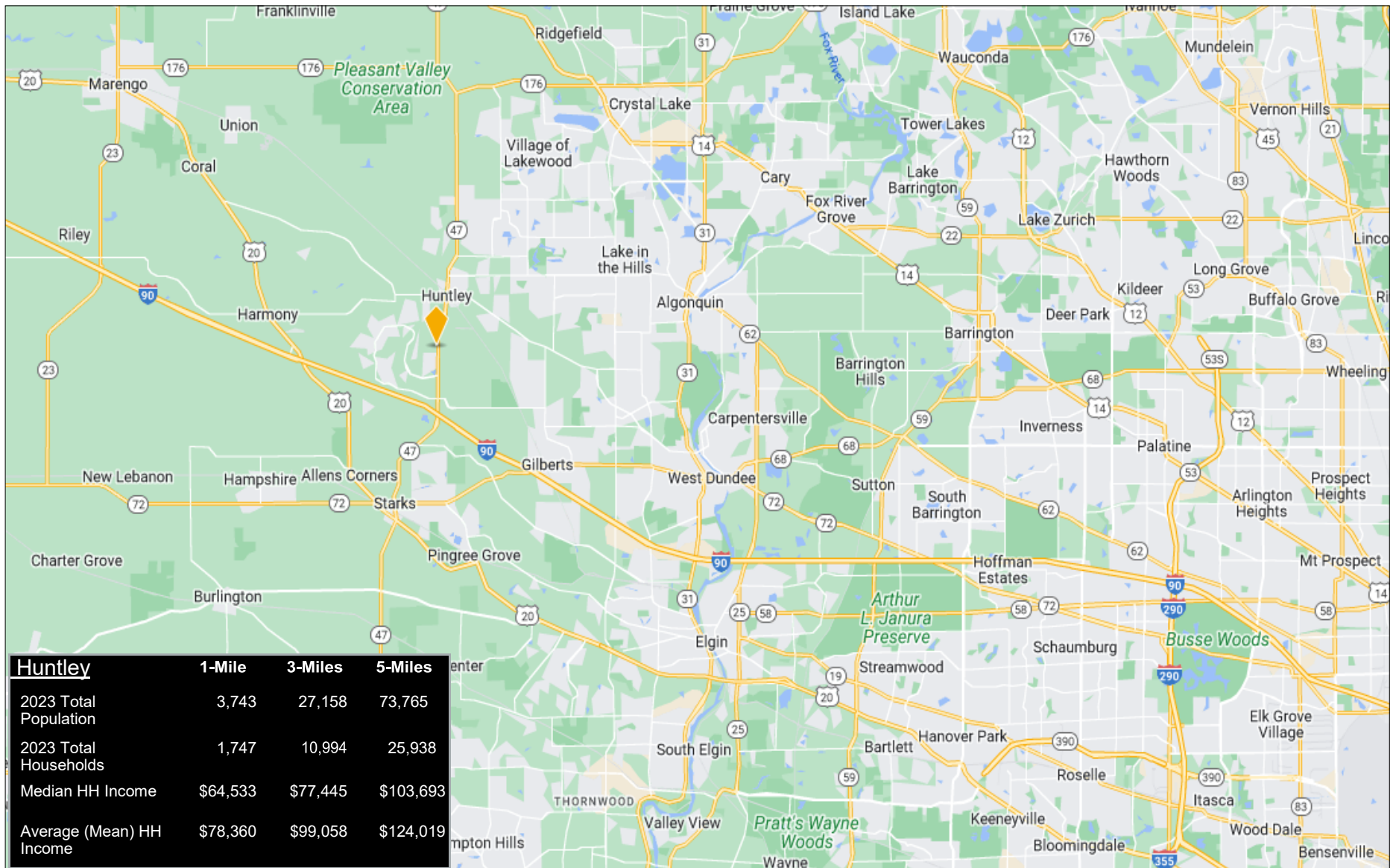
Blue Chip Commercial Real Estate, LLC, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com

BLUE CHIP
Commercial Real Estate, LLC.
Development | Investments | Brokerage

DEVELOPMENT OPPORTUNITY

Route 47 and Regency Pkwy—Lot 5 & 8, Huntley, IL 60142

STREET MAP



Disclaimer: Blue Chip Commercial Real Estate, LLC is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained through sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale or lease.