

# DEVELOPMENT OPPORTUNITY

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

## PROPERTY FEATURES



### 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

#### 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

#### Offered By:

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## AERIAL RETAIL MAP



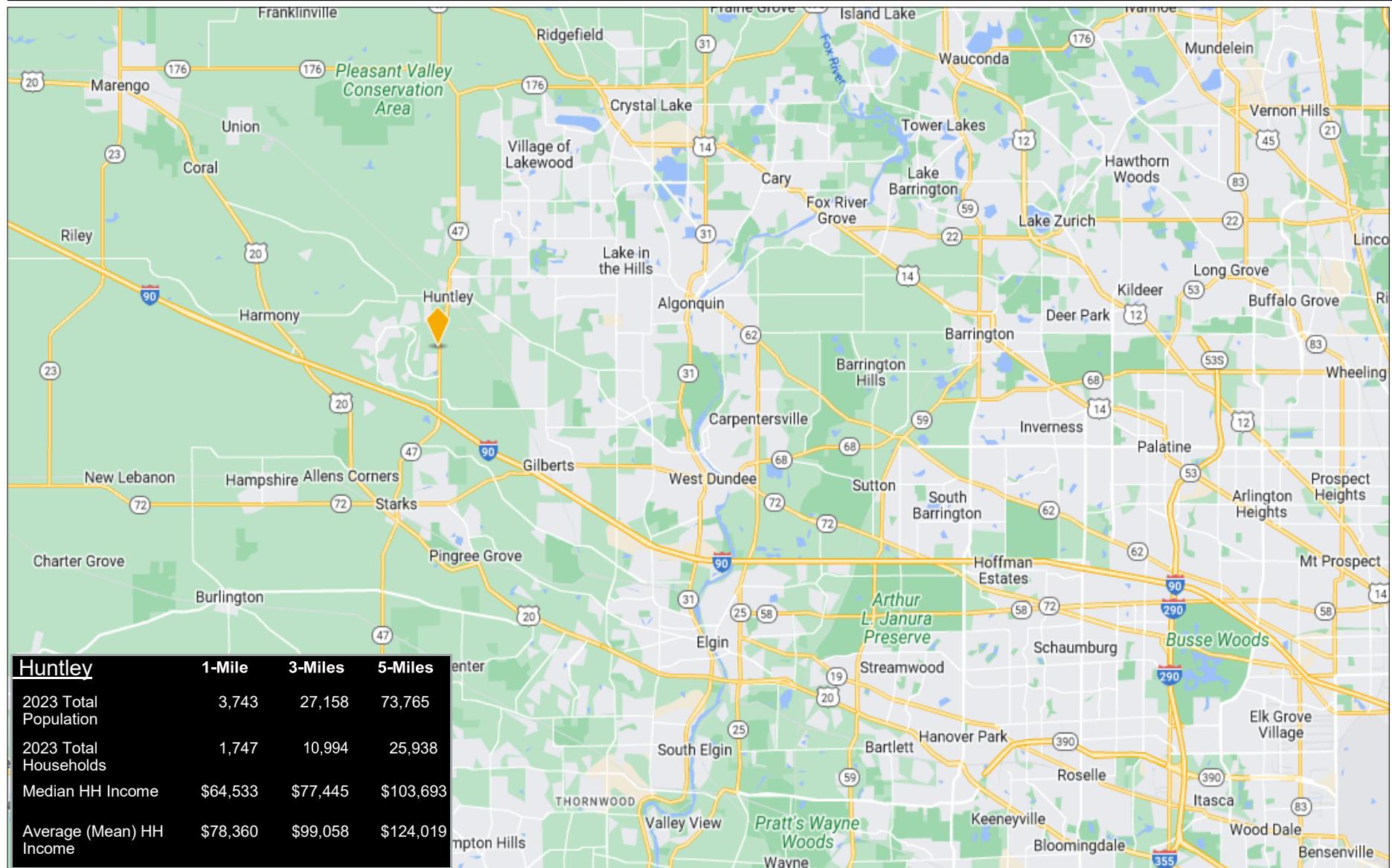
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 **BLUE CHIP**  
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 Development | Investments | Brokerage

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## STREET MAP



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