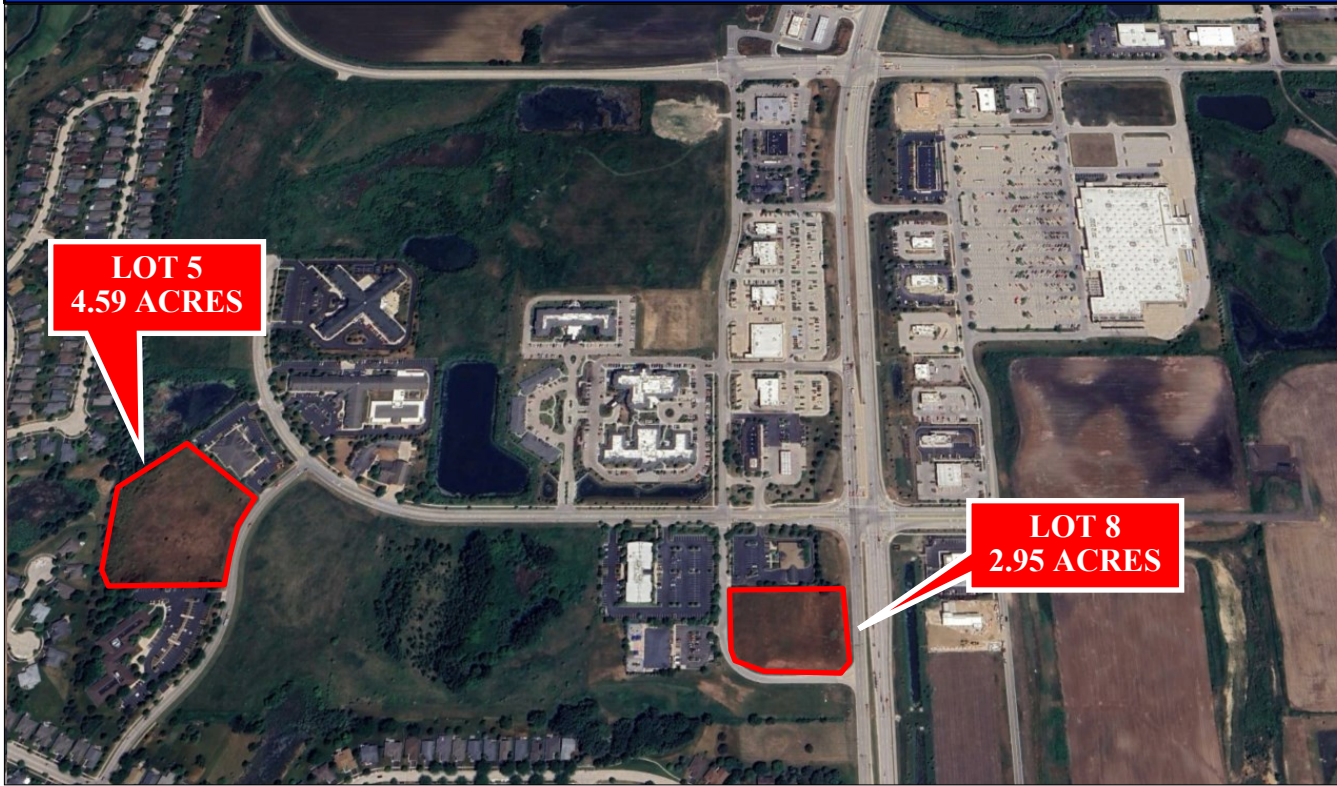


# DEVELOPMENT OPPORTUNITY

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:	\$5,855.16 (2022)

#### 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:	\$4,459.36 (2022)

### 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  
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Blue Chip Commercial Real Estate, LLC, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014  
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# AERIAL RETAIL MAP



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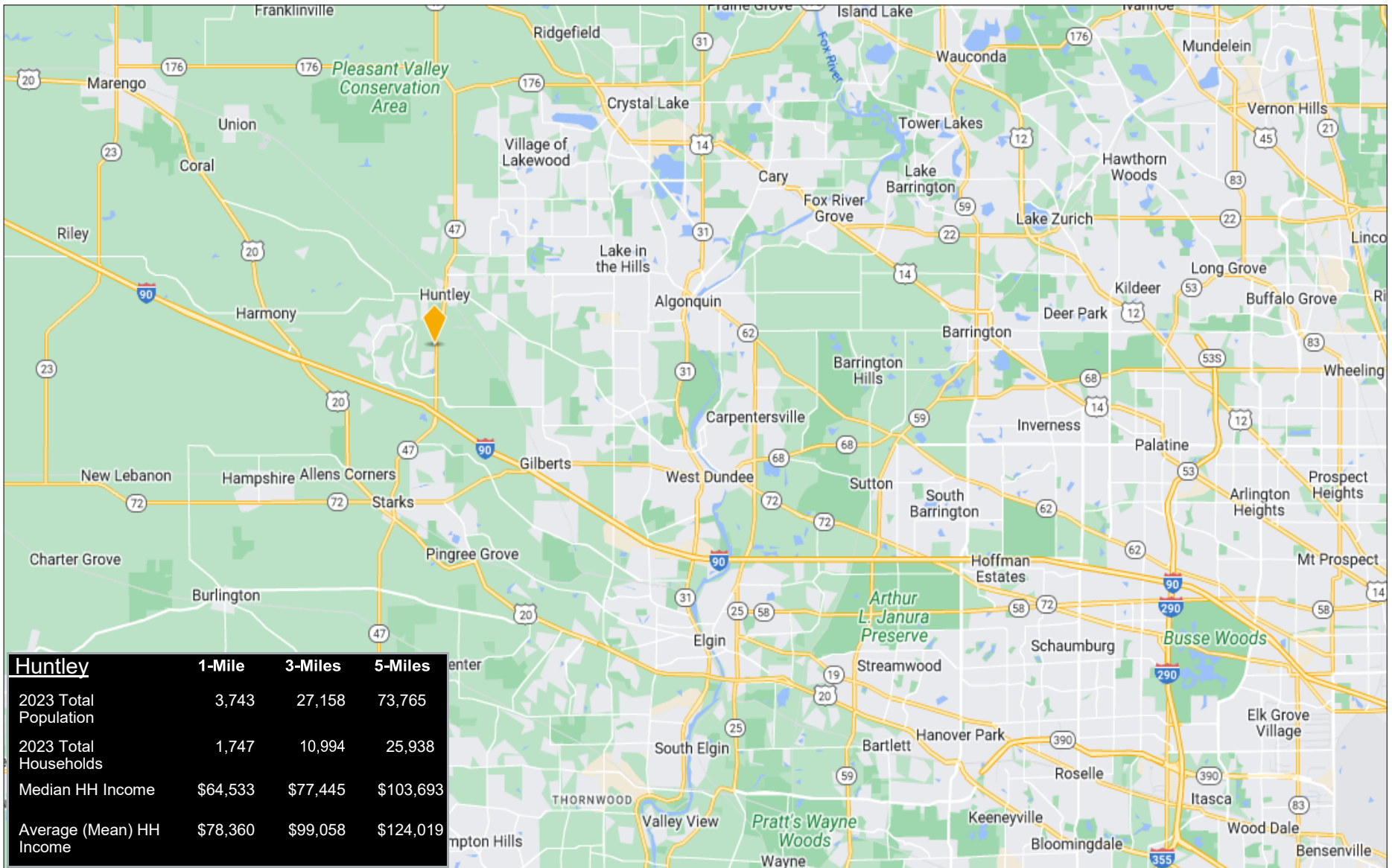
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## STREET MAP



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