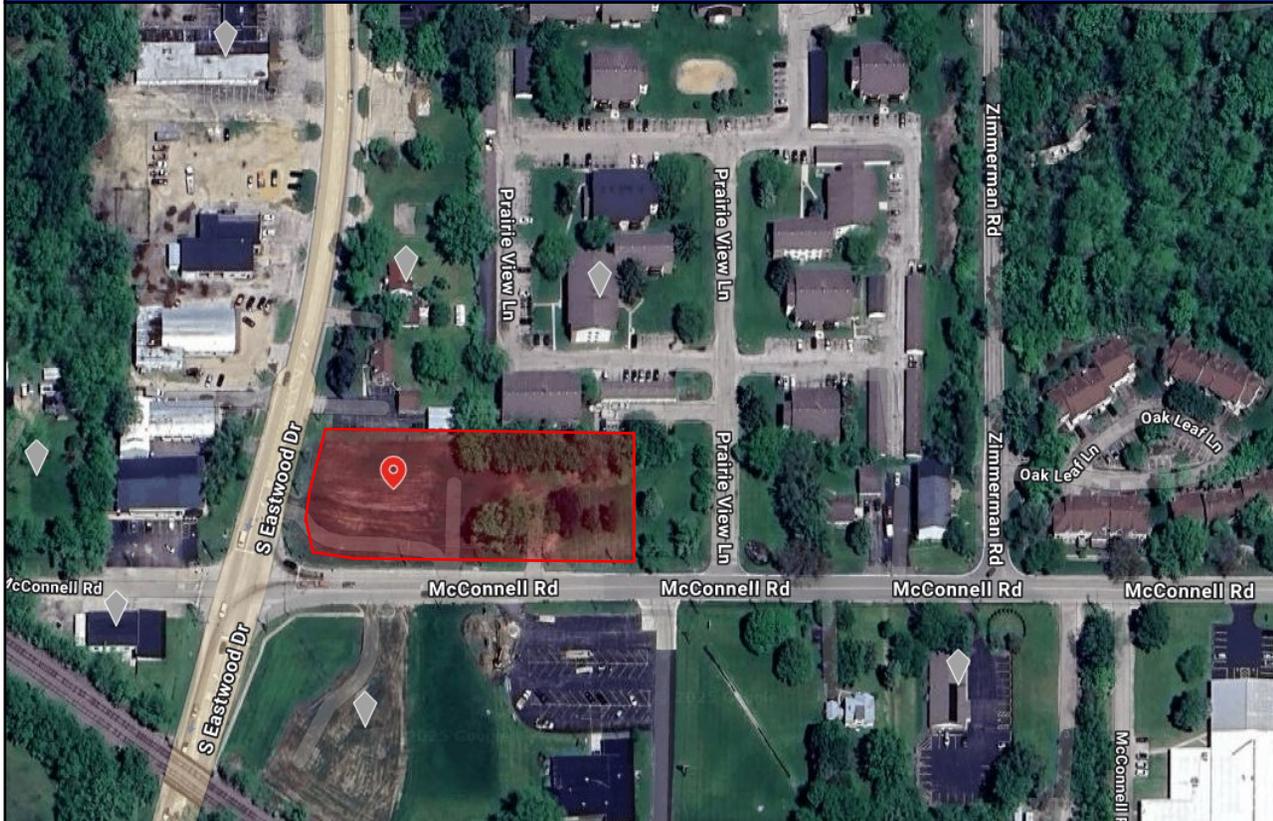


DEVELOPMENT OPPORTUNITY

999 S EASTWOOD DRIVE (ROUTE 47), WOODSTOCK, IL 60098

PROPERTY HIGHLIGHTS



PROPERTY SPECIFICATIONS

OFFERING : Development Opportunity Along Route 47

LIST PRICE: \$679,000

ACREAGE: 1.31 Acres

FRONTAGE: 166'

ACCESS: Route 47 & McConnell Rd

ZONING: B3– City of Woodstock

UTILITIES: Municipal Water & Sanitary

TRAFFIC: 24,800 ADT

R.E. TAXES: \$15,791 (3 Parcels)
\$13,190.70
\$1,003.98
\$1,596.02

Investment Highlights

- Prime Commercial Development Opportunity—excellent visibility along a state highway
 - Located on Route 47, Woodstock's primary retail corridor
 - National retailers nearby including Walgreens, Jewel Osco, Walmart and more
 - 1.31 Acres with approximately 166' of frontage of Route 47
- Flexible B3 zoning allows for a wide range of commercial uses including retail, service, restaurant. Excellent signage potential

Offered By:
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nckirchberg@gmail.com



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

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**ROUTE 47
RETAIL CORRIDOR**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Est. Population	5,809	27,726	33,467
2024 Est. Average Household Income	\$79,545	\$93,201	\$98,019
2024 Est. Households	2,436	10,579	12,620

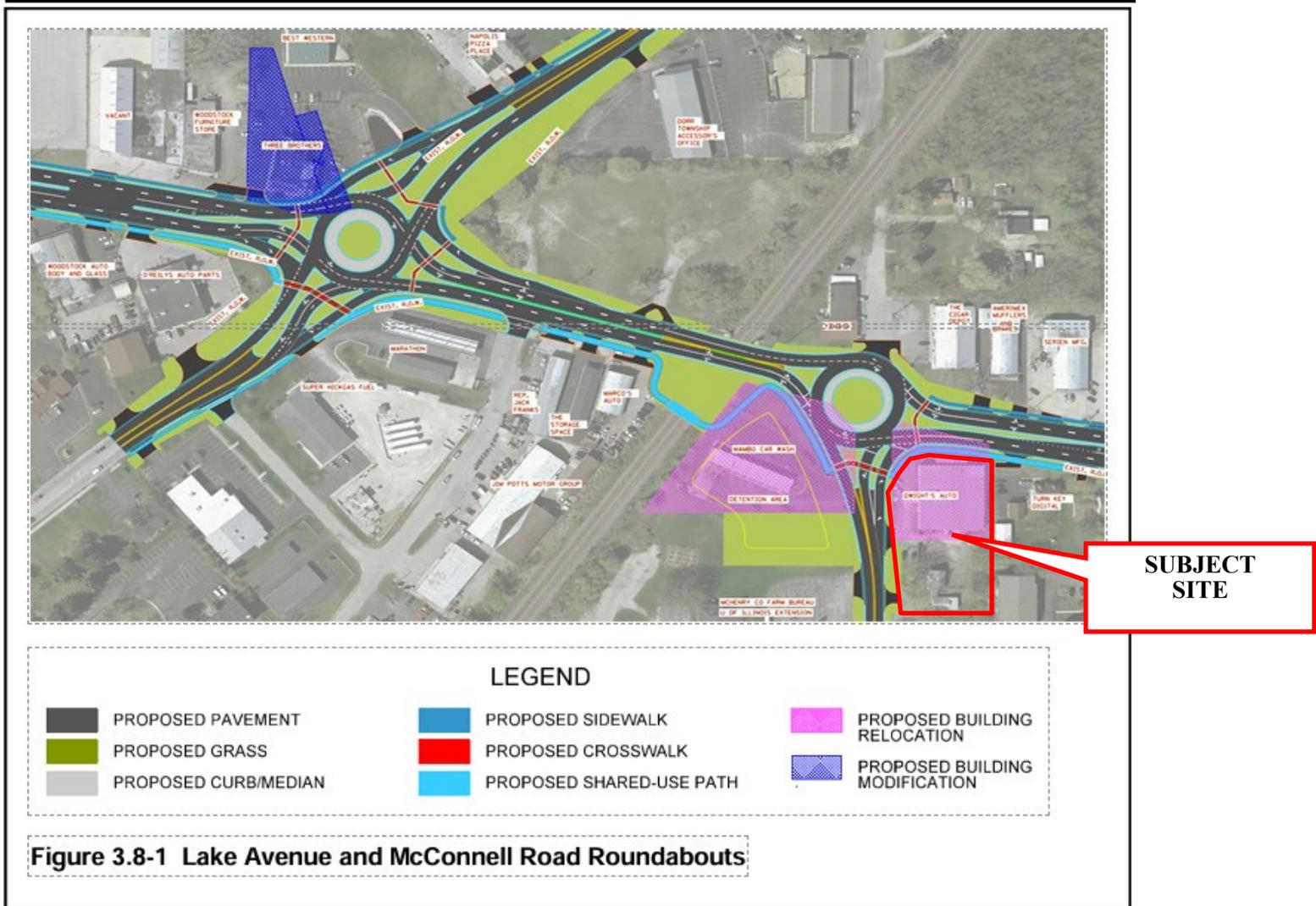
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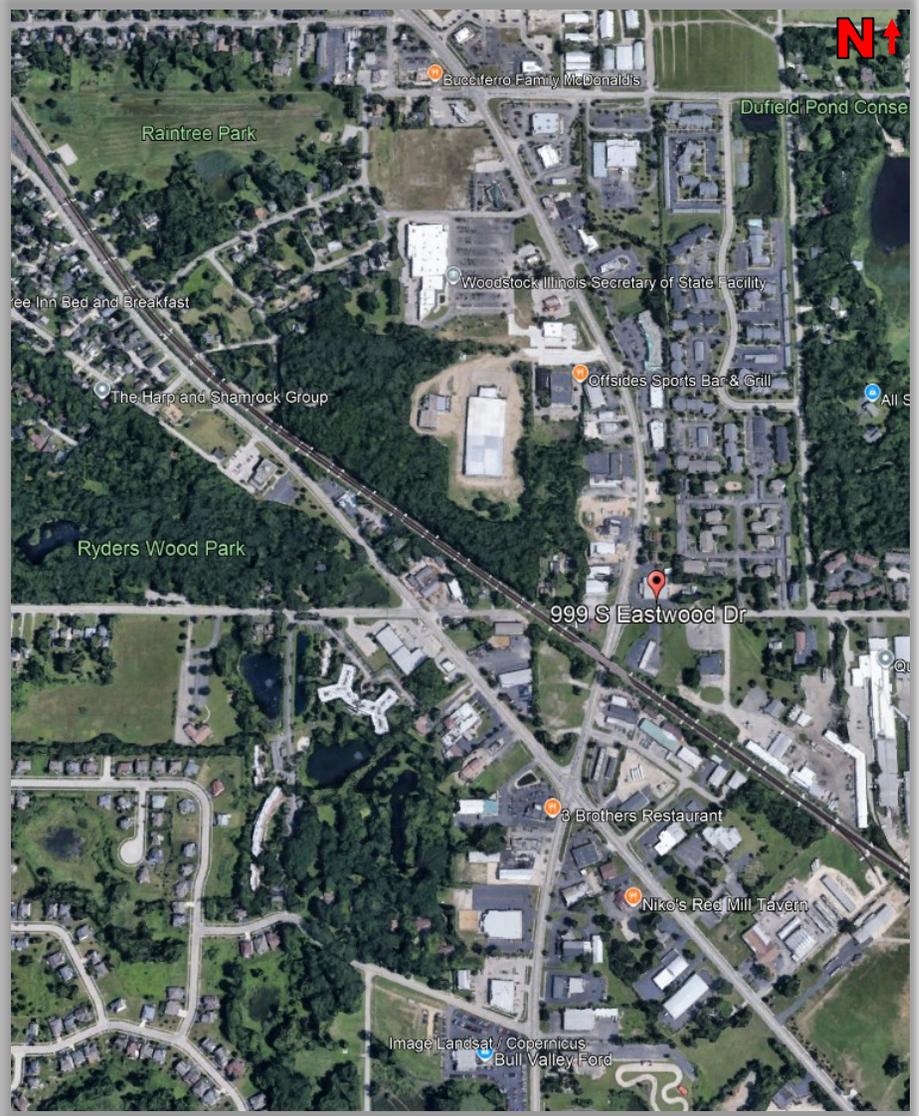
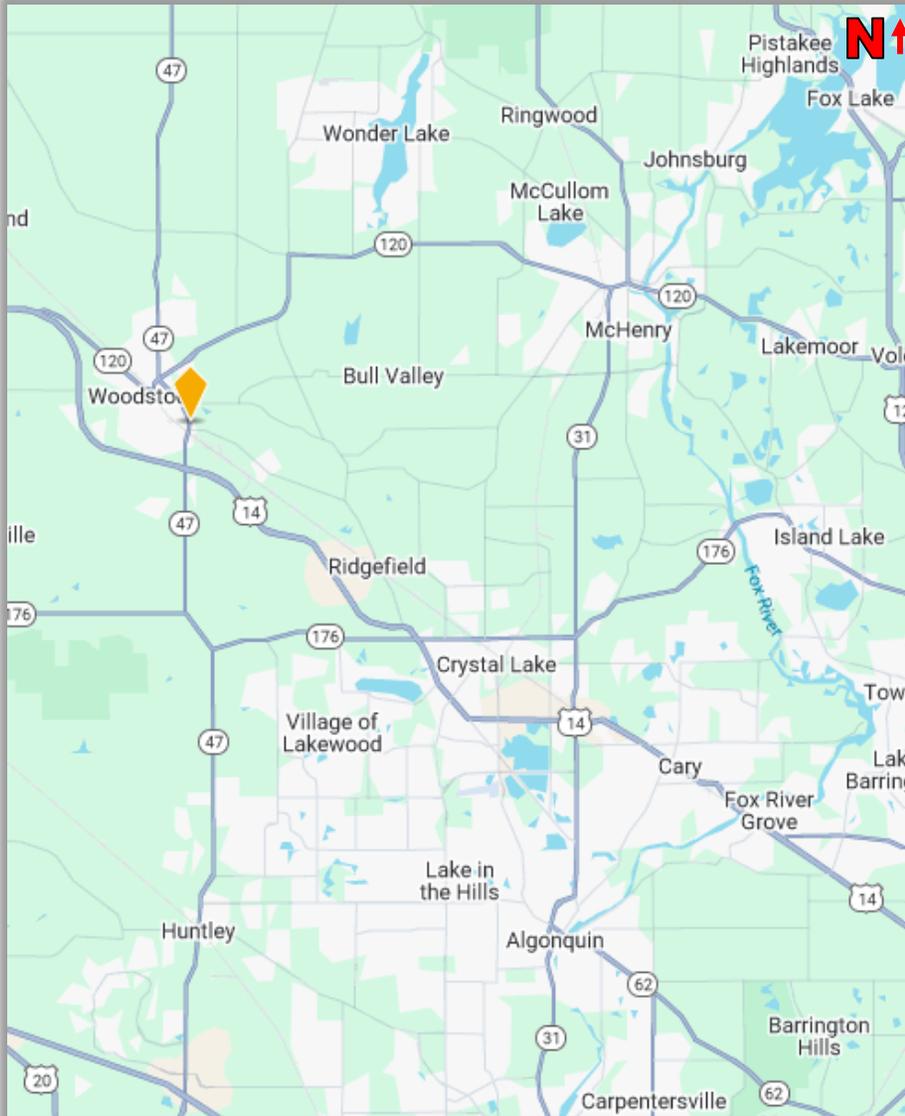
FUTURE ROUTE 47 ROW IMPROVEMENTS



DEVELOPMENT OPPORTUNITY

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AERIAL & STREET MAP



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