

DEVELOPMENT OPPORTUNITY

SEC Regency Pkwy & Farm Hill Drive , Lots 11-13 Huntley, IL 60142

FOR SALE



Offered By:

Tim Billimack | Nicole Kirchberg

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

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PROPERTY FEATURES



PROPERTY SPECIFICATIONS

SIZE:	7.2 ACRES
LOTS:	Lot 11 - 2.15 AC Lot 12 - 2.38 AC Lot 13 - 2.67 AC
PRICING:	\$6 SF
DIVISIBLE:	YES
ZONING:	BP—Business Park (Village of Huntley)
COUNTY:	Kane
UTILITIES:	To Site
TAXES:	\$35,454.02 (2024) \$10,592.08 \$11,670.86 \$13,191.08
PINS:	02-05-277-001 02-05-277-002 02-05-277-003

Investment Highlights

- Prime Commercial Land Development Opportunity in Huntley, IL adjacent to Del Webb Senior Community and Lennar Development | Seller Financing Available
 - High Traffic Exposure - 27,500 vehicles per day on IL Route 47
 - Great Visibility - Surrounded by national retailers, restaurants, and residential
- Affluent Population - Average Household Income Exceeding \$99,058 Within 3 Mile Radius
 - Utilities to Site & Business Park (BP) Zoning

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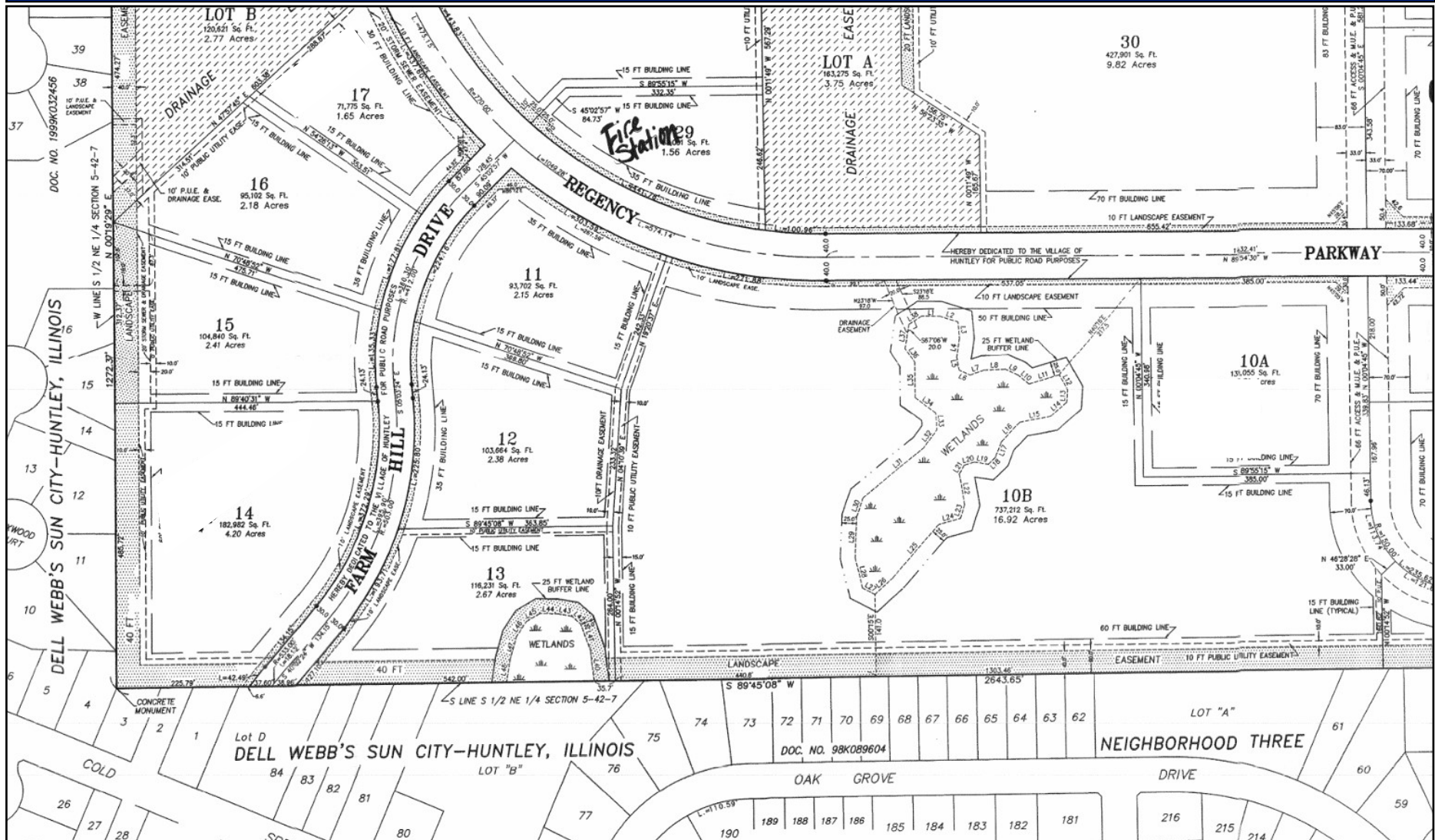
AERIAL RETAIL MAP



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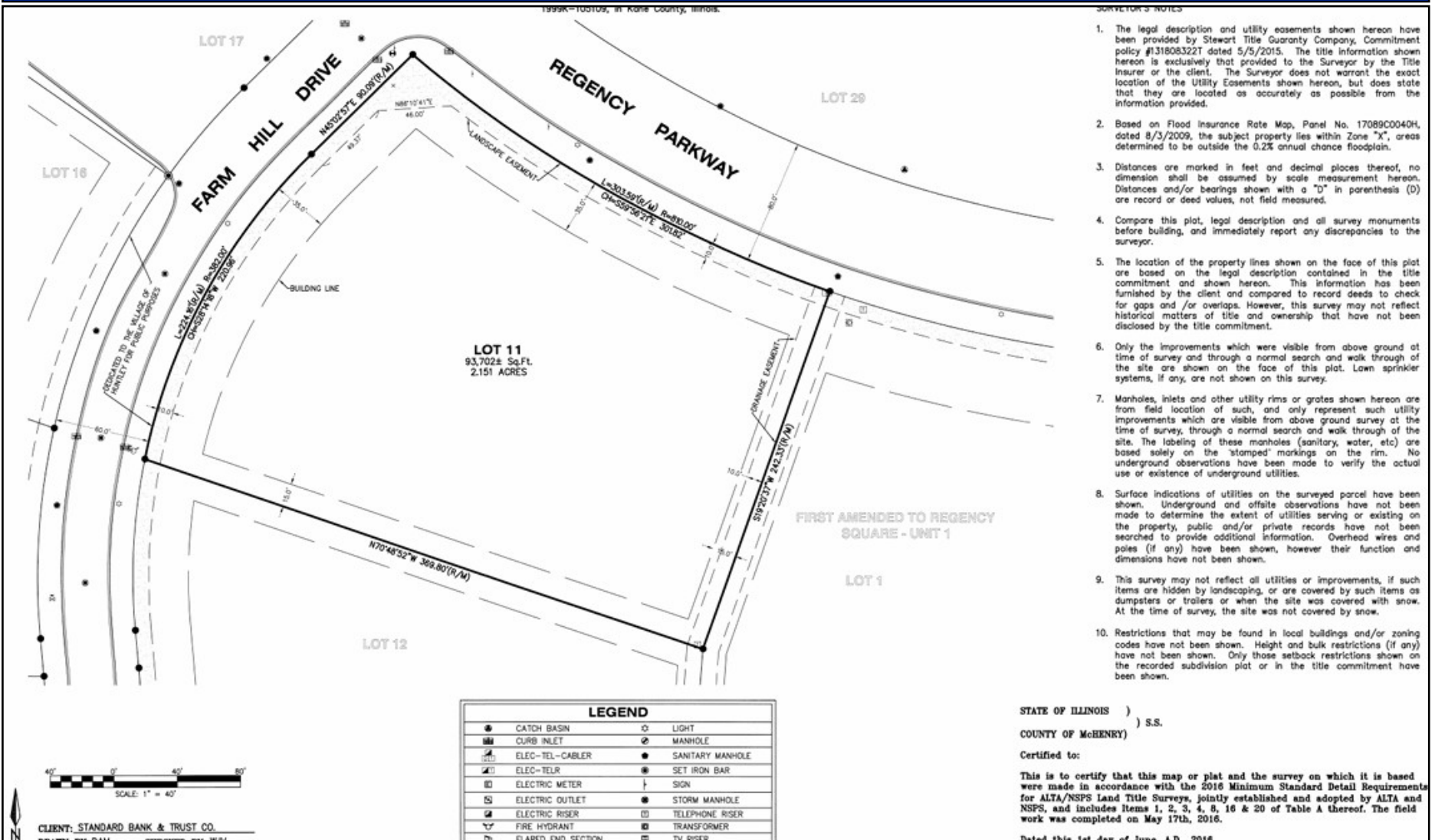


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Lot 11

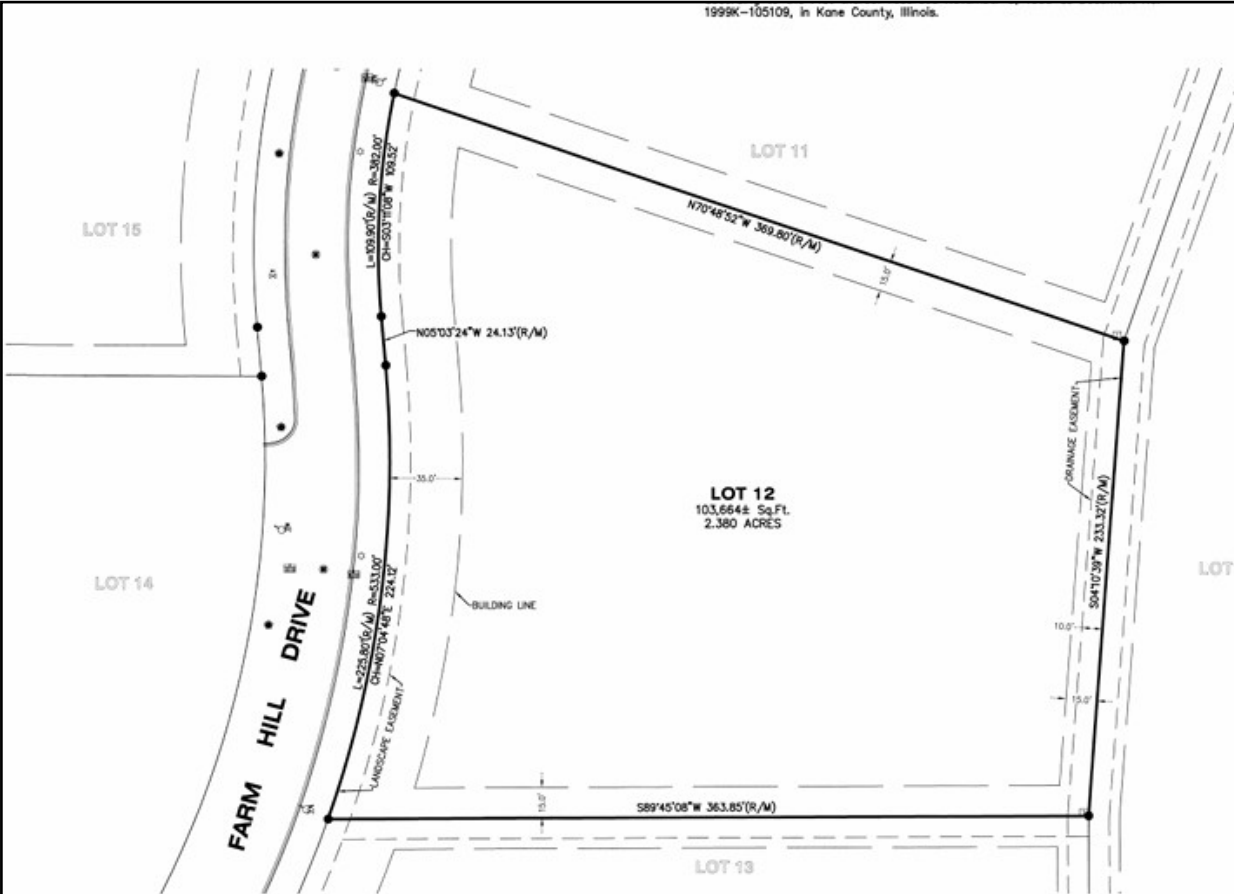


DEVELOPMENT OPPORTUNITY

SEC Regency Pkwy & Farm Hill Drive, Lots 11-13 Huntley, IL 60142

Lot 12

1999K-105109, in Kane County, Illinois.



LEGEND			
●	CATCH BASIN	☆	LIGHT
■	CURB INLET	⊗	MANHOLE
— —	ELEC-TEL-CABLER	●	SANITARY MANHOLE
— —	ELEC-TELR	●	SET IRON BAR
⊞	ELECTRIC METER	— —	SIGN
⊞	ELECTRIC OUTLET	●	STORM MANHOLE
⊞	ELECTRIC RISER	⊞	TELEPHONE RISER
⊞	FIRE HYDRANT	⊞	TRANSFORMER

FIRST AMENDED TO REGENCY SQUARE - UNIT 1

SURVEYOR'S NOTES

- The legal description and utility easements shown hereon have been provided by Stewart Title Guaranty Company, Commitment policy #318083221 dated 5/5/2015. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- Based on Flood Insurance Rate Map, Panel No. 17089C0040H, dated 8/3/2009, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
- Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
- Compare this plot, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- The location of the property lines shown on the face of this plot are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plot. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

Certified to:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirement for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 16 & 20 of Table A thereof. The field work was completed on May 17th, 2016.



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1999K-105109, in Kane County, Illinois.

SURVEYOR'S NOTES

LOT 13
116,231± Sq.Ft.
2.668 ACRES

LOT 12

LOT 14

LOT 11

LOT 83

LOT 82

LOT 81

LOT 78

LOT 75

**DEL WEBB'S SUN CITY - HUNTLEY, ILLINOIS
NEIGHBORHOOD THREE**

1. The legal description and utility easements shown hereon have been provided by Stewart Title Guaranty Company, Commitment policy #131808322T dated 5/5/2015. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.

2. Based on Flood Insurance Rate Map, Panel No. 17089C0040H, dated 8/3/2009, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

3. Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.

4. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.

5. The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.

6. Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.

7. Manholes, inlets and other utility rims or grates shown hereon are from field location of each, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.

8. Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.

9. This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.

10. Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.

LEGEND

● CATCH BASIN	☆ LIGHT
■ CURB INLET	⊗ MANHOLE
⬢ ELEC-TEL-CABLER	● SANITARY MANHOLE
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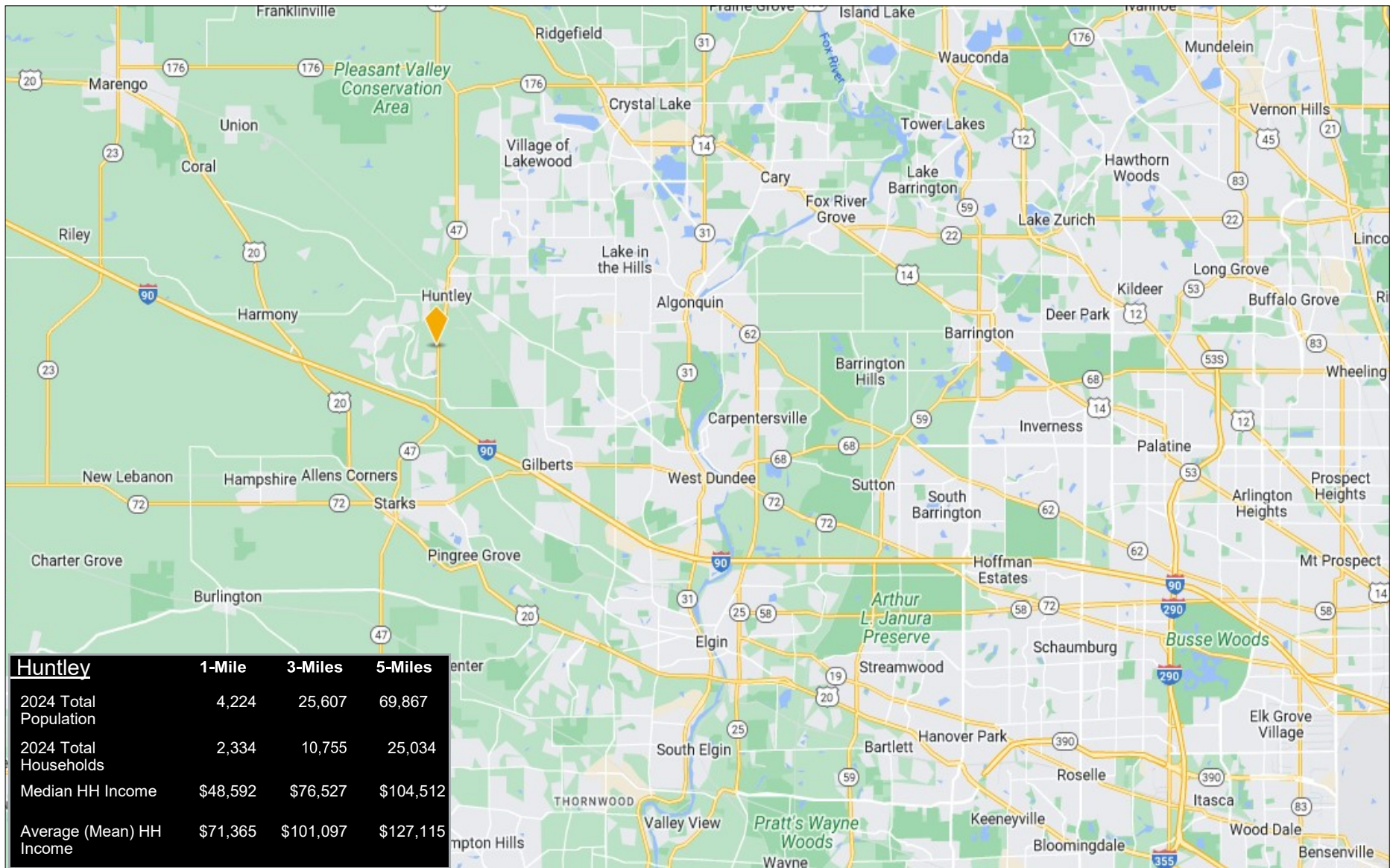
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STREET MAP



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.