

DEVELOPMENT OPPORTUNITY

4104 W Bull Valley Rd, McHenry, IL 60050

FOR SALE



PROPERTY SPECIFICATIONS

OFFERING :	Development Opportunity
LIST PRICE:	\$1,586,000
ACREAGE:	+/- 9.71 Acres
FRONTAGE:	310'
ACCESS:	W Bull Valley Rd
ZONING:	C-5—City of McHenry
UTILITIES:	Municipal Water & Sanitary
TRAFFIC:	13,300 VPD— Bull Valley Rd 22,200 VPD— IL Route 31
R.E. TAXES:	\$16,308.88 (2 Parcels) -\$10,375.56 -\$5,933.32

Investment Highlights

- Prime Development Opportunity with excellent visibility along Bull Valley Road
- Positioned just west of the signalized intersection at Route 31 & Bull Valley Road
 - 310' of frontage providing strong exposure and access
- Directly across from Northwestern Medicine McHenry Hospital
 - Approximately 10 acres available for development
- Surrounded by residential and commercial development
- Potential for additional land assemblage to the east (+/- 20 AC)

Offered By:

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

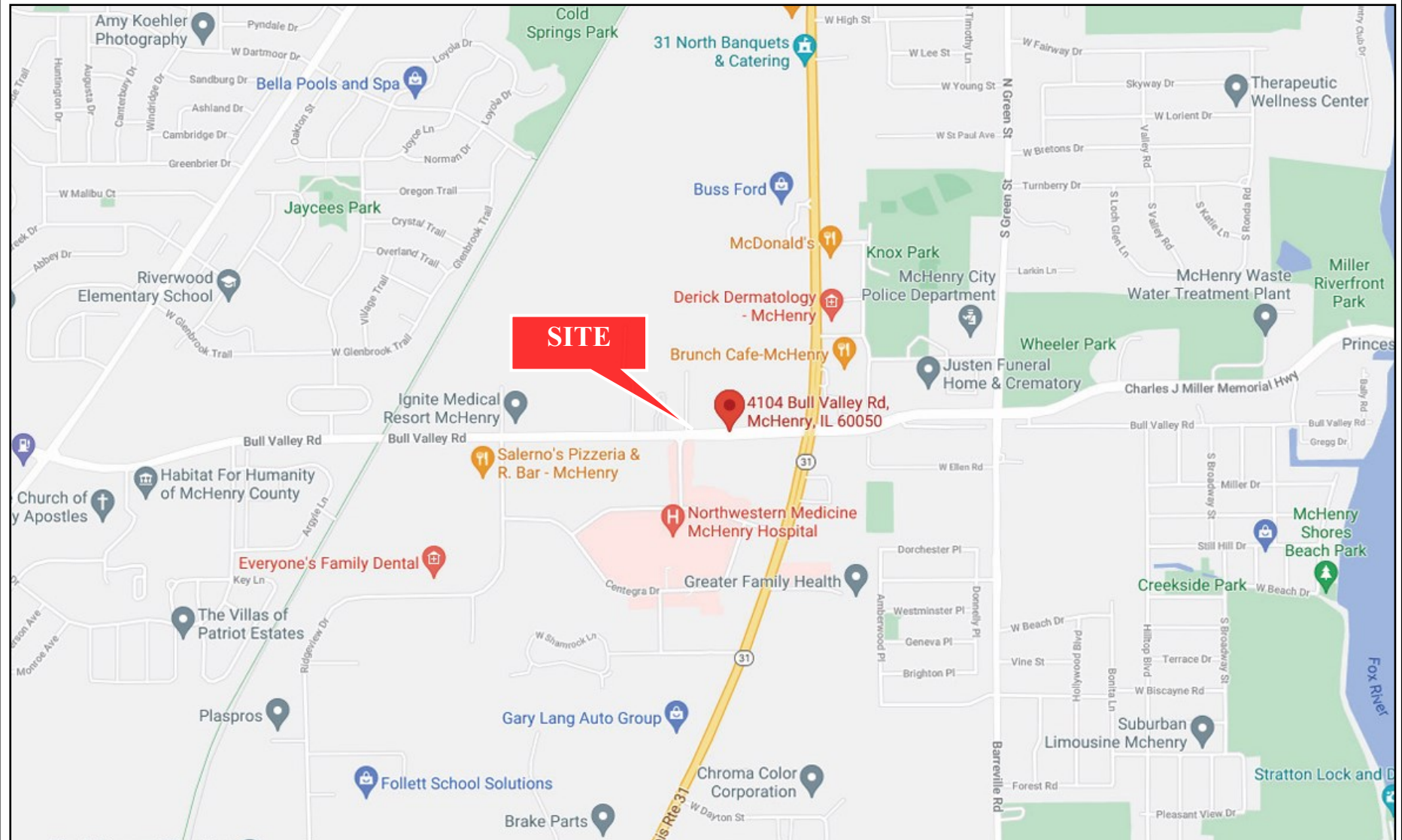


Blue Chip Commercial Real Estate, LLC, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com

DEVELOPMENT OPPORTUNITY

4104 W Bull Valley Rd, McHenry, IL 60050

AERIAL & STREET MAP



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



DEVELOPMENT OPPORTUNITY

4104 W Bull Valley Rd, McHenry, IL 60050

AERIAL VIEW



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



DEVELOPMENT OPPORTUNITY

4104 W Bull Valley Rd, McHenry, IL 60050

*AERIAL &
STREET MAP*

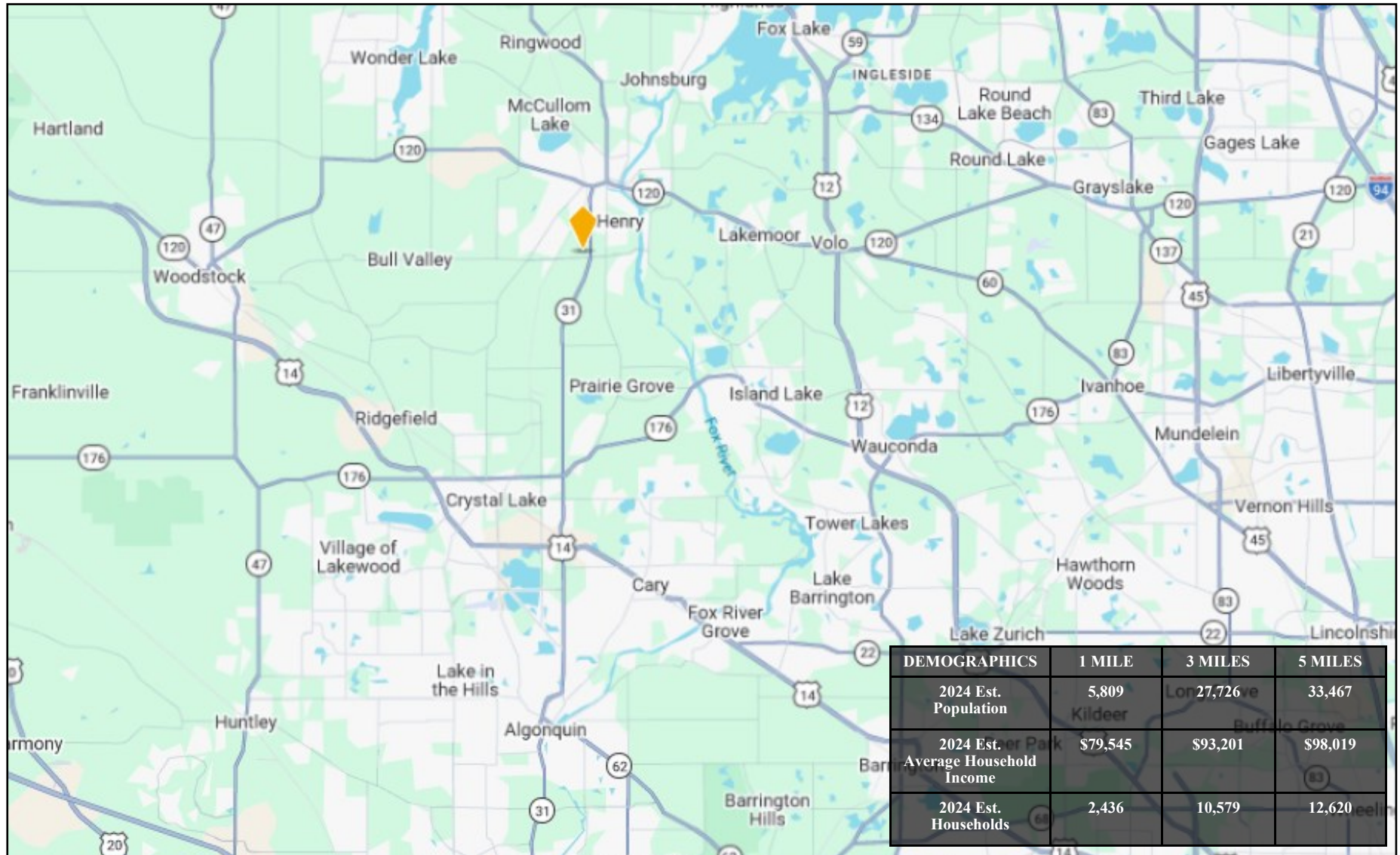


Disclaimer: Blue Chip Commercial Real Estate, LLC is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained through sources deemed reliable; however, it is up to the purchaser to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

DEVELOPMENT OPPORTUNITY

4104 W Bull Valley Rd, McHenry, IL 60050

AERIAL & 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.