

# Development Land

Lucas Rd & Route 14 Crystal Lake, IL 60014

# For Sale

MLS #11835057

LAND



DEVELOPMENT LAND 48.52 ACRES

\$4,800,000

\$2.27 PSF

## 48.52 Acres Development Land

Corner Parcel at lighted intersection of Lucas Road and Route 14 across from McHenry County College with combined frontage of over 3,000 feet.

Currently the corner and along Lucas is partially wooded and 13.5 acres is farmed with approximately 16 acres of undevelopable land.

Ideal location for future commercial or residential development. Potential for student housing/ apartments.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	423	24,553	71,706
Average HH Income	\$162,314	\$143,342	\$138,575

## Specifications

Description:	Land - Residential
Land Size:	48.52 Acres
Topography:	Level
Environmental Status:	TBD
Utilities:	Nearby
Sewer/Water:	Upon Annexation to Crystal Lake
Frontage Dimensions:	3,000 ' combined
Traffic Counts:	14,800 (Route 14) 1,550 (Lucas)
Zoning:	AG
Taxes:	\$722.56 (2024)
PIN #:	13-25-300-020

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