

# Route 47 and Hercules Road

Woodstock, IL 60098

# For Sale

MLS #11959559

RESIDENTIAL / RETAIL LAND



RESIDENTIAL / RETAIL LAND 184.88 ACRES

\$11,500,000

## DEVELOPMENT LAND

184.88 Acres along Route 47, just south of Route 14 in unincorporated Woodstock and north of I-90 Route 47 Interchange.

Currently zoned AG in McHenry County with daily traffic counts of 15,400 vpd. Approximately 30 AC of wetlands between the parcels.

153.85 acres on the west side of Route 47 with 1,311' frontage, ideal for commercial or residential development. Just west of this parcel is Woodstock's Prairiewood Elementary School and Creekside Middle School. Hercules Road can connect from the east side of Route 47 to the west side at the schools.

The remaining 31.03 acres are on the northeast corner of Route 47 and Hercules Road with 963' frontage.

Ideally located minutes from shopping in either Woodstock or Huntley (south of site) and just east of Northwestern Hospital.

Owner may be open to divisibility with pricing per acre to be determined. Subject to zoning and zoning changes. Actual zoning to be determined by the zoning authority.

## Specifications

Description:	Residential / Retail Land - Residential
Land Size:	184.88 Acres
Topography:	Level
Environmental Status:	TBD
Utilities:	nearby
Sewer/Water:	nearby
Frontage Dimensions:	2,274'
Zoning:	AG
Taxes:	\$5,126.66 (2024)
PIN #:	13-20-200-004,005,006 13-21-101-001

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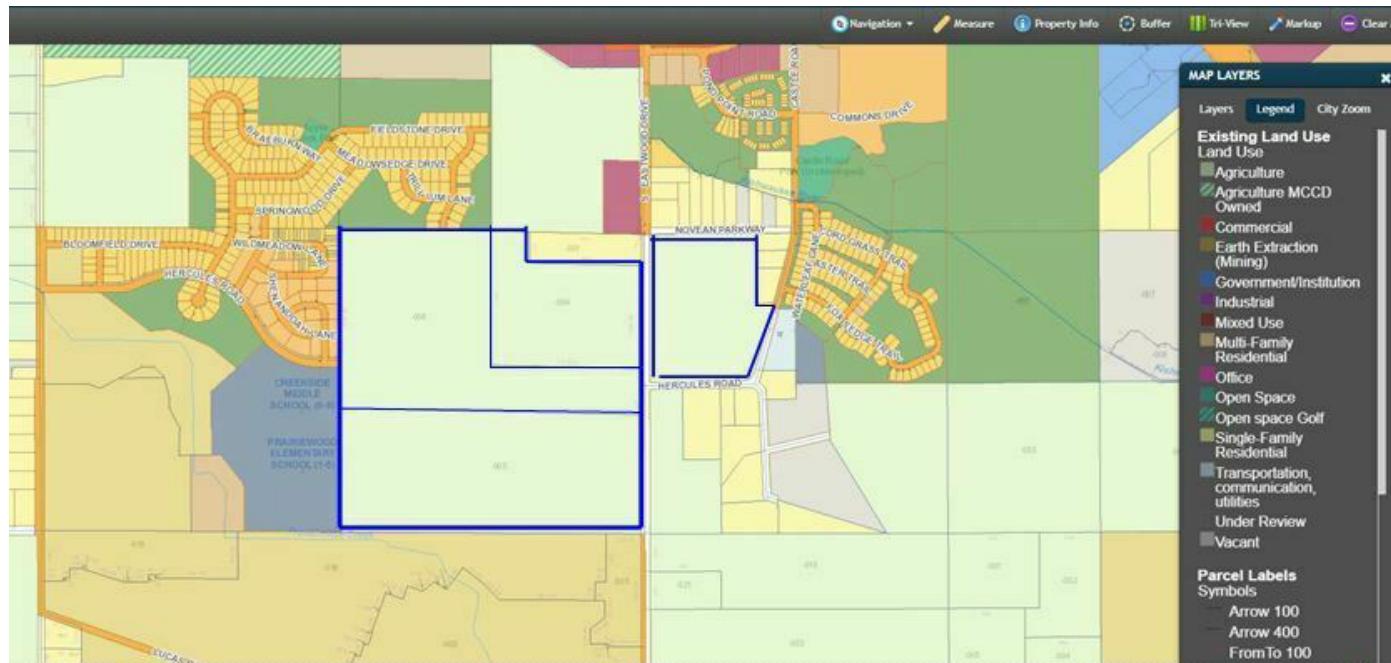
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## Potential Mixed Use Plan



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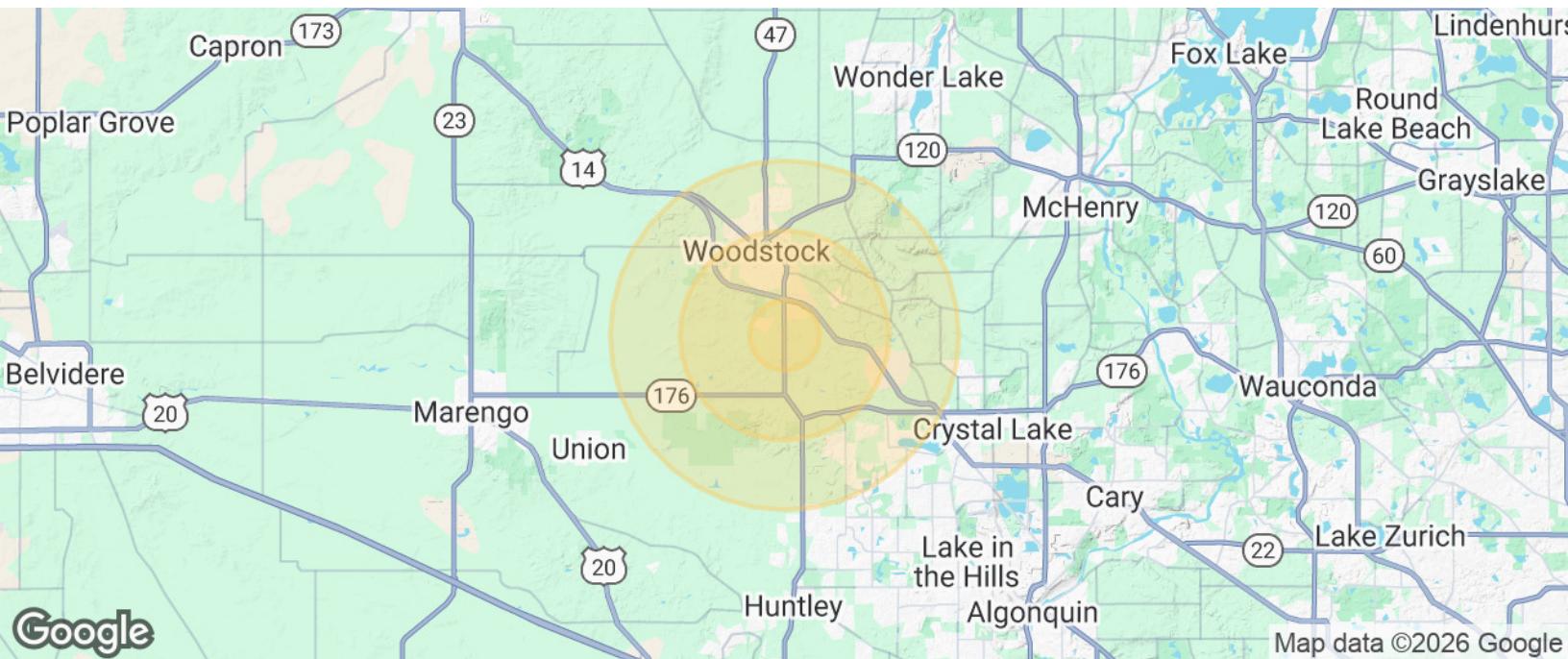
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Google

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Population	1 Mile	3 Miles	5 Miles
Total Population	2,953	16,963	39,211
Average Age	36	41	41
Average Age (Male)	35	40	39
Average Age (Female)	37	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,159	6,789	14,786
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$108,239	\$105,208	\$118,422
Average House Value	\$352,834	\$293,368	\$303,572

*Demographics data derived from AlphaMap*

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