

**DEVELOPMENT SITE**

**4102 Crystal Lake Rd.  
McHenry, IL 60050**



**KURCHINA & ASSOCIATES INC.**

5306 W. ELM ST. MCHENRY, IL 60050

WWW.ILREALTYINC.COM



**Overview:**

Great Development property with many possibilities. Ingress/Egress possible from both IL Route 120 (Elm St.) and Crystal Lake Road. Current use is sales and service of tractors and heavy equipment. Outside equipment storage is permitted on the property. Adjacent properties could may be acquired.

**PROPERTY SPECIFICATIONS**

<b>Total Under Roof</b>	<b>14,260 SF.</b>
<b>Main Building Size</b>	<b>9,940 SF.</b>
<b>Additional Building</b>	<b>4,320 SF.</b>
<b>Exterior Finish</b>	<b>Brick &amp; Block / Steel Panel</b>
<b>Roof</b>	<b>Membrane &amp; Standing Seam</b>
<b>Drive-in Doors</b>	<b>3</b>
<b>Dock Doors</b>	<b>None</b>
<b>Parking</b>	<b>20—plus outside storage</b>
<b>Lot Size</b>	<b>117,458 sf / 2.7 acer(s)</b>
<b>HVAC</b>	<b>Gas Forced Air</b>
<b>Electrical</b>	<b>200+ amp / 3 Phase</b>
<b>Sewer &amp; Water</b>	<b>Municipal</b>
<b>PIN #</b>	<b>09-27-476-036</b>
	<b>09-27-476-015</b>
	<b>09-27-476-040</b>
<b>Taxes</b>	<b>\$26,475.00</b>
<b>Zoning</b>	<b>C-5</b>

**Sale Price:** \$1,057,122.00

**Lease Price:** N/A

<b>Demographics</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
<b>Average Household Income</b>	\$65,220	\$82,086	\$86,727
<b>Population</b>	10,345	35,272	61,932
<b>Traffic Count</b>	23,500	24,700	22,000

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**IL**realty

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*Aerial*



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## Executive Summary

KURCHINA & ASSOCIATES INC.

4102 W Crystal Lake Rd, McHenry, Illinois, 60050  
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 42.34368

Longitude: -88.27871

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,829	29,128	52,519
2010 Population	10,311	35,266	61,999
2015 Population	10,345	35,272	61,932
2020 Population	10,423	35,787	62,733
2000-2010 Annual Rate	1.56%	1.93%	1.67%
2010-2015 Annual Rate	0.06%	0.00%	-0.02%
2015-2020 Annual Rate	0.15%	0.29%	0.26%
2015 Male Population	48.6%	49.3%	49.8%
2015 Female Population	51.4%	50.7%	50.2%
2015 Median Age	36.7	39.1	39.7

In the identified area, the current year population is 61,932. In 2010, the Census count in the area was 61,999. The rate of change since 2010 was -0.02% annually. The five-year projection for the population in the area is 62,733 representing a change of 0.26% annually from 2015 to 2020. Currently, the population is 49.8% male and 50.2% female.

### Median Age

The median age in this area is 36.7, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	85.1%	90.1%	91.4%
2015 Black Alone	1.1%	0.9%	0.9%
2015 American Indian/Alaska Native Alone	0.5%	0.3%	0.3%
2015 Asian Alone	1.1%	1.5%	1.5%
2015 Pacific Islander Alone	0.1%	0.1%	0.0%
2015 Other Race	10.2%	5.5%	4.3%
2015 Two or More Races	2.0%	1.6%	1.6%
2015 Hispanic Origin (Any Race)	21.1%	12.9%	10.6%

Persons of Hispanic origin represent 10.6% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 32.3 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	3,542	10,645	18,734
2010 Households	4,059	13,204	23,032
2015 Total Households	4,079	13,283	23,181
2020 Total Households	4,116	13,537	23,590
2000-2010 Annual Rate	1.37%	2.18%	2.09%
2010-2015 Annual Rate	0.09%	0.11%	0.12%
2015-2020 Annual Rate	0.18%	0.38%	0.35%
2015 Average Household Size	2.52	2.64	2.66

The household count in this area has changed from 23,032 in 2010 to 23,181 in the current year, a change of 0.12% annually. The five-year projection of households is 23,590, a change of 0.35% annually from the current year total. Average household size is currently 2.66, compared to 2.68 in the year 2010. The number of families in the current year is 16,476 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

October 22, 2015



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$53,471	\$70,095	\$73,150
2020 Median Household Income	\$62,637	\$80,237	\$82,302
2015-2020 Annual Rate	3.21%	2.74%	2.39%
<b>Average Household Income</b>			
2015 Average Household Income	\$65,220	\$82,086	\$86,727
2020 Average Household Income	\$74,442	\$92,327	\$97,699
2015-2020 Annual Rate	2.68%	2.38%	2.41%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$25,382	\$30,933	\$32,511
2020 Per Capita Income	\$28,987	\$34,933	\$36,790
2015-2020 Annual Rate	2.69%	2.46%	2.50%

### Households by Income

Current median household income is \$73,150 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$82,302 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$86,727 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$97,699 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$32,511 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$36,790 in five years, compared to \$32,501 for all U.S. households

### Housing

2000 Total Housing Units	3,668	11,105	19,816
2000 Owner Occupied Housing Units	2,238	8,422	15,537
2000 Renter Occupied Housing Units	1,305	2,223	3,198
2000 Vacant Housing Units	125	460	1,081
2010 Total Housing Units	4,369	14,186	24,902
2010 Owner Occupied Housing Units	2,577	10,313	18,630
2010 Renter Occupied Housing Units	1,482	2,891	4,402
2010 Vacant Housing Units	310	982	1,870
2015 Total Housing Units	4,404	14,355	25,176
2015 Owner Occupied Housing Units	2,486	10,111	18,315
2015 Renter Occupied Housing Units	1,594	3,172	4,866
2015 Vacant Housing Units	325	1,072	1,995
2020 Total Housing Units	4,454	14,705	25,741
2020 Owner Occupied Housing Units	2,497	10,278	18,590
2020 Renter Occupied Housing Units	1,619	3,259	5,000
2020 Vacant Housing Units	338	1,168	2,151

Currently, 72.7% of the 25,176 housing units in the area are owner occupied; 19.3% renter occupied; and 7.9% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 24,902 housing units in the area - 74.8% owner occupied, 17.7% renter occupied, and 7.5% vacant. The annual rate of change in housing units since 2010 is 0.49%. Median home value in the area is \$177,844, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.11% annually to \$207,279.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

October 22, 2015