

# 5403 Bull Valley Rd.

Mchenry, IL 60050

## Executive Summary



KURCHINA & ASSOCIATES INC.

5306 W. Elm St. McHenry, IL 60050

815.344.8900

[www.ilrealtyinc.com](http://www.ilrealtyinc.com)



### OFFERING SUMMARY

Building Size: 2,692

Sale Price: \$325,000

Price / SF: \$120.73

Lot Size: Common Area

Year Built: 2001

Zoning: O-I

PIN #: 14-04-402-002

Taxes: \$13,981.0



### PROPERTY OVERVIEW

Great visibility, full ingress and egress, end-cap, double unit, 1st floor commercial condo on Bull Valley Rd. at Crystal Lake Rd. Current floor plan is for medical office, with a waiting room, treatment rooms, kitchenette, private offices and common area. This space can be easily re-purposed for general office.



# 5403 Bull Valley Rd.

Mchenry, IL 60050



KURCHINA & ASSOCIATES INC.  
5306 W. Elm St. McHenry, IL 60050  
815.344.8900  
[www.ilrealtyinc.com](http://www.ilrealtyinc.com)

## Property Details

### SALE PRICE

**\$325,000**

### LOCATION INFORMATION

Street Address	5403 Bull Valley Rd.
City, State, Zip	Mchenry, IL 60050
County/Township	Mchenry
Cross Streets	Crystal Lake Rd.
Side Of Street	South
Road Type	Paved

### BUILDING INFORMATION

Building Size	2,692 SF
Building Class	B
Year Built	2001
Load Factor	No
Free Standing	No

### PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Condo
Zoning	O-I
Lot Size	0 Acres
APN#	14-04-402-002
Corner Property	no
Waterfront	No
MLS ID#	09631527

### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

### UTILITIES & AMENITIES

Security Guard	No
Handicap Access	No
Freight Elevator	No
Centrix Equipped	No
Leed Certified	No



# 5403 Bull Valley Rd.

Mchenry, IL 60050

## Location Maps



KURCHINA & ASSOCIATES INC.

5306 W. Elm St. McHenry, IL 60050

815.344.8900

[www.ilrealtyinc.com](http://www.ilrealtyinc.com)



Map data ©2017 Google Imagery ©2017, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency



Map data ©2017 Google Imagery ©2017 TerraMetrics



5403 Bull Valley Rd.

Mchenry, IL 60050

**Additional Photos**



KURCHINA & ASSOCIATES INC.

5306 W. Elm St. McHenry, IL 60050

815.344.8900

[www.ilrealtyinc.com](http://www.ilrealtyinc.com)

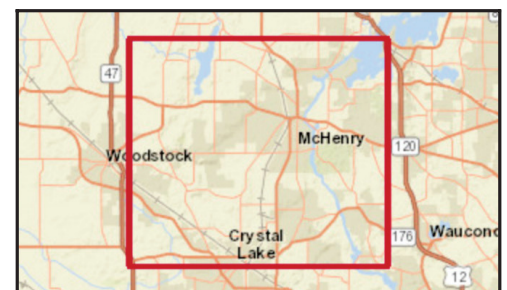
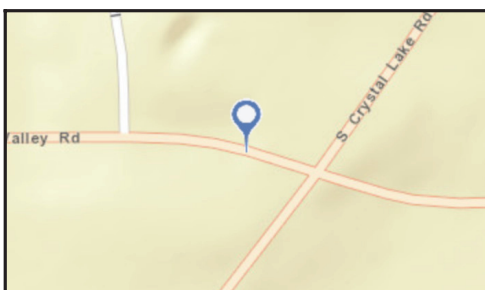
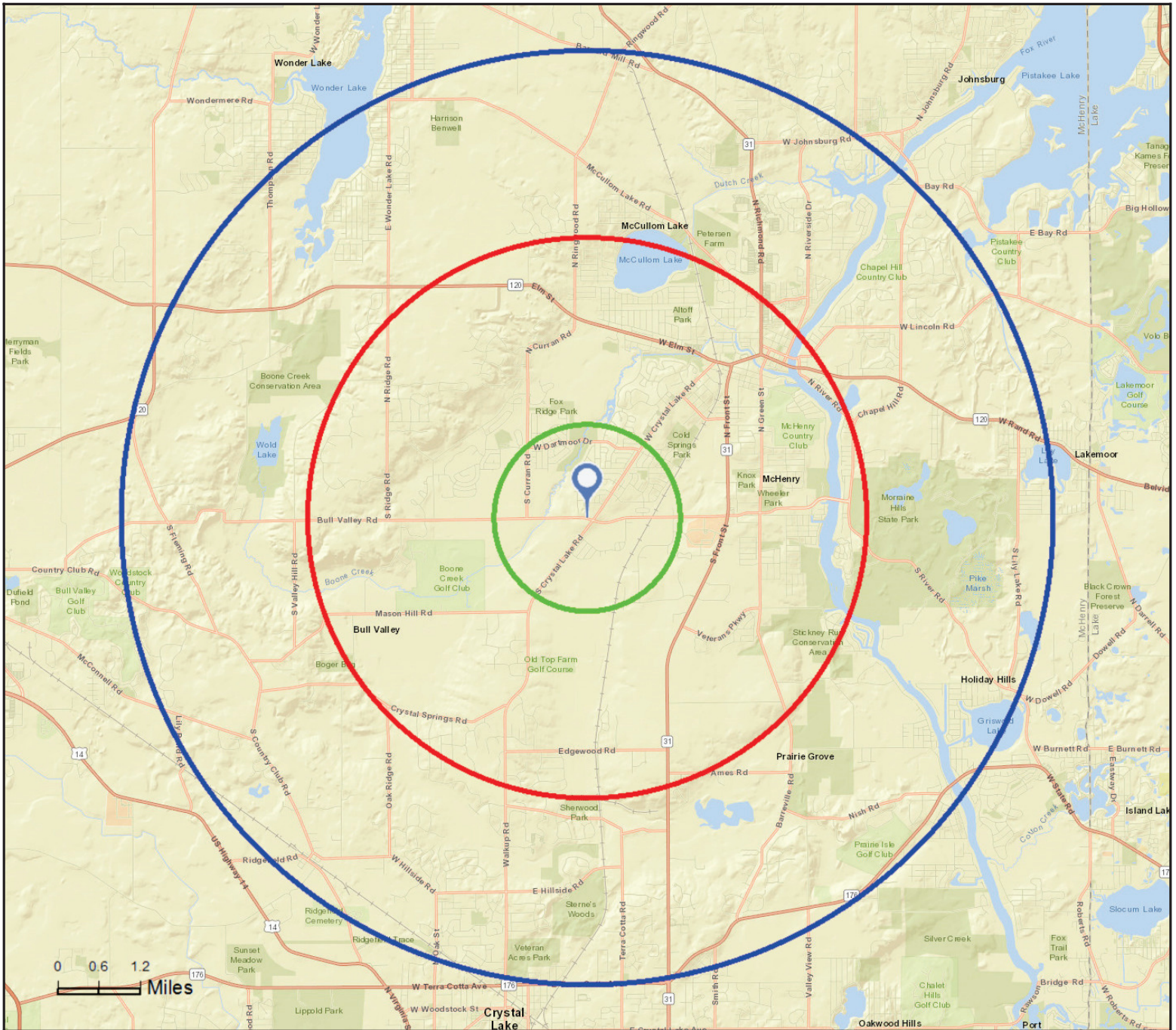




# Site Map

5403 Bull Valley Rd, McHenry, Illinois, 60050  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.3206  
Longitude: -88.30361





# Executive Summary

5403 Bull Valley Rd, McHenry, Illinois, 60050  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.32060  
Longitude: -88.30361

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,860	24,743	48,452
2010 Population	4,886	29,940	56,474
2016 Population	5,002	30,209	56,875
2021 Population	5,111	30,294	56,878
2000-2010 Annual Rate	2.39%	1.92%	1.54%
2010-2016 Annual Rate	0.38%	0.14%	0.11%
2016-2021 Annual Rate	0.43%	0.06%	0.00%
2016 Male Population	48.2%	49.0%	49.6%
2016 Female Population	51.8%	51.0%	50.4%
2016 Median Age	40.9	38.8	40.2

In the identified area, the current year population is 56,875. In 2010, the Census count in the area was 56,474. The rate of change since 2010 was 0.11% annually. The five-year projection for the population in the area is 56,878 representing a change of 0.00% annually from 2016 to 2021. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 40.9, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	90.7%	89.0%	90.4%
2016 Black Alone	0.9%	1.0%	1.0%
2016 American Indian/Alaska Native Alone	0.1%	0.3%	0.3%
2016 Asian Alone	2.3%	1.9%	1.8%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	4.2%	6.1%	4.9%
2016 Two or More Races	1.8%	1.7%	1.6%
2016 Hispanic Origin (Any Race)	10.2%	13.8%	11.8%

Persons of Hispanic origin represent 11.8% of the population in the identified area compared to 17.9% 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 35.3 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	1,266	8,943	17,102
2010 Households	1,718	11,193	20,679
2016 Total Households	1,768	11,355	20,959
2021 Total Households	1,809	11,420	21,023
2000-2010 Annual Rate	3.10%	2.27%	1.92%
2010-2016 Annual Rate	0.46%	0.23%	0.22%
2016-2021 Annual Rate	0.46%	0.11%	0.06%
2016 Average Household Size	2.77	2.64	2.70

The household count in this area has changed from 20,679 in 2010 to 20,959 in the current year, a change of 0.22% annually. The five-year projection of households is 21,023, a change of 0.06% annually from the current year total. Average household size is currently 2.70, compared to 2.72 in the year 2010. The number of families in the current year is 15,154 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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

5403 Bull Valley Rd, McHenry, Illinois, 60050  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.32060  
Longitude: -88.30361

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$75,057	\$68,484	\$73,694
2021 Median Household Income	\$83,458	\$77,784	\$81,278
2016-2021 Annual Rate	2.14%	2.58%	1.98%
<b>Average Household Income</b>			
2016 Average Household Income	\$93,086	\$84,560	\$90,254
2021 Average Household Income	\$103,634	\$92,619	\$98,422
2016-2021 Annual Rate	2.17%	1.84%	1.75%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$36,104	\$32,018	\$33,376
2021 Per Capita Income	\$40,308	\$35,140	\$36,485
2016-2021 Annual Rate	2.23%	1.88%	1.80%

Current median household income is \$73,694 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$81,278 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$90,254 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$98,422 in five years, compared to \$84,021 for all U.S. households

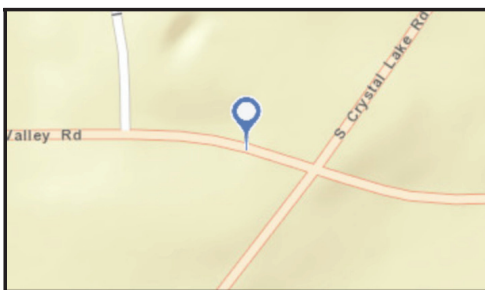
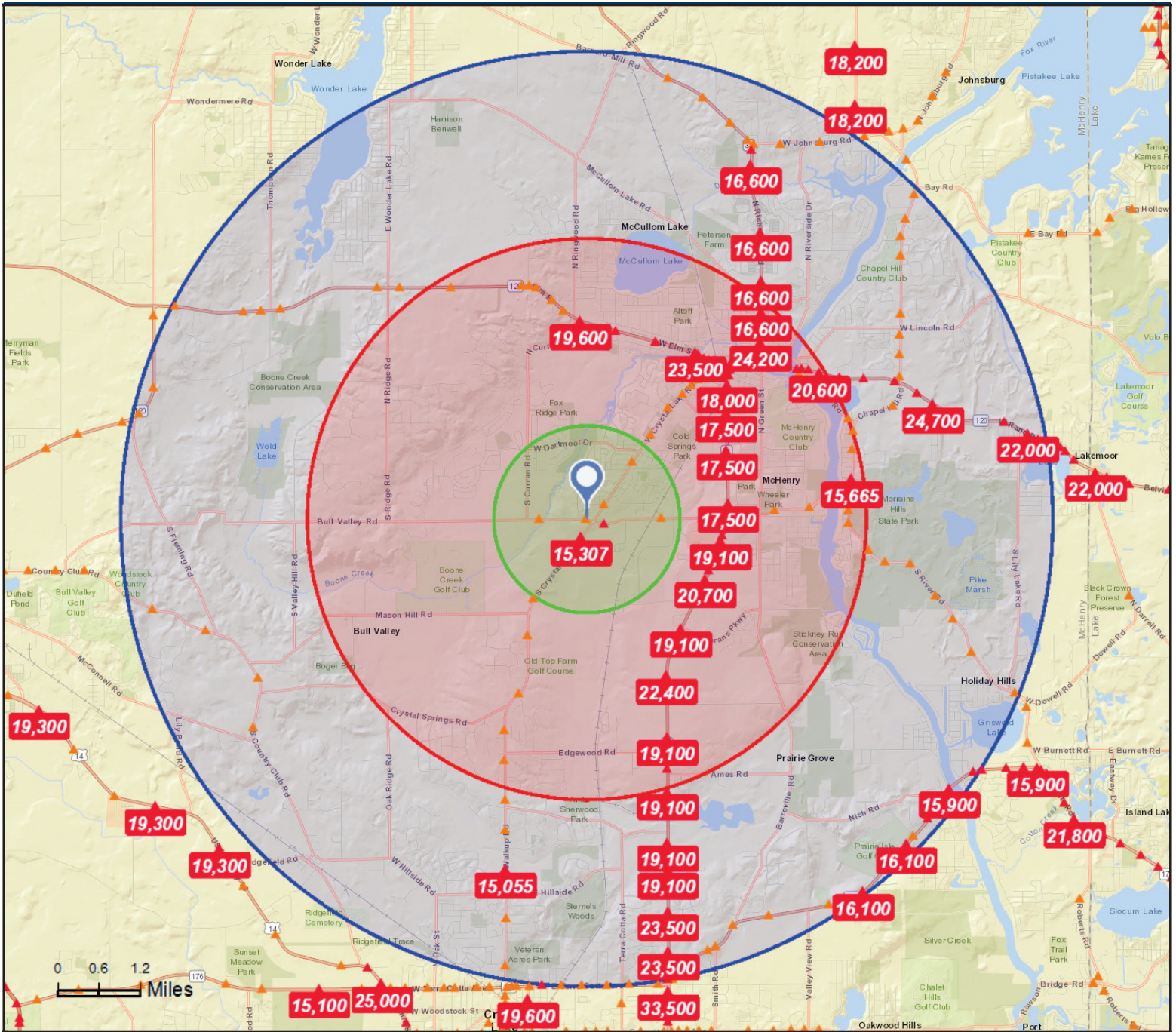
Current per capita income is \$33,376 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$36,485 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,300	9,253	17,842
2000 Owner Occupied Housing Units	1,114	7,059	14,068
2000 Renter Occupied Housing Units	152	1,883	3,034
2000 Vacant Housing Units	34	311	740
2010 Total Housing Units	1,809	11,951	22,112
2010 Owner Occupied Housing Units	1,464	8,726	16,840
2010 Renter Occupied Housing Units	254	2,467	3,839
2010 Vacant Housing Units	91	758	1,433
2016 Total Housing Units	1,870	12,235	22,602
2016 Owner Occupied Housing Units	1,475	8,638	16,693
2016 Renter Occupied Housing Units	293	2,717	4,266
2016 Vacant Housing Units	102	880	1,643
2021 Total Housing Units	1,947	12,484	23,008
2021 Owner Occupied Housing Units	1,505	8,670	16,711
2021 Renter Occupied Housing Units	304	2,750	4,312
2021 Vacant Housing Units	138	1,064	1,985

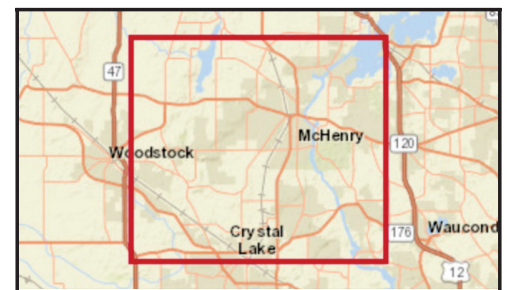
Currently, 73.9% of the 22,602 housing units in the area are owner occupied; 18.9%, renter occupied; and 7.3% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 22,112 housing units in the area - 76.2% owner occupied, 17.4% renter occupied, and 6.5% vacant. The annual rate of change in housing units since 2010 is 0.98%. Median home value in the area is \$219,696, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.12% annually to \$256,141.

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies