

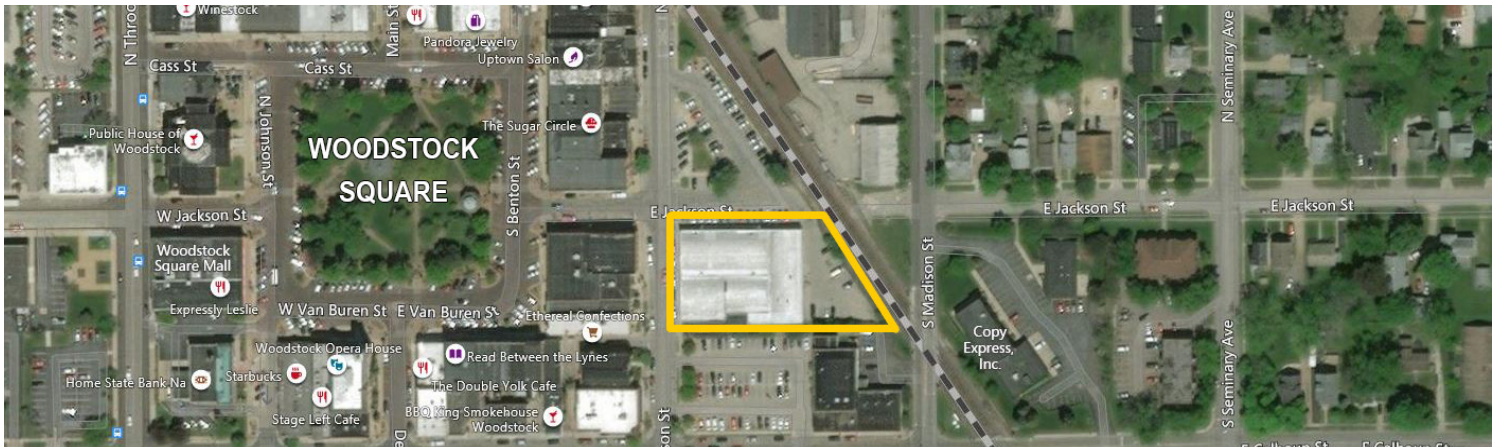
101 S. JEFFERSON STREET WOODSTOCK, IL 60098

FOR SALE

PRICE REDUCED

MLS #10506126

September 8, 2020



REDEVELOPMENT LAND — .813 AC
TIF District & Enterprise Zone

~~\$600,000~~ **\$549,000 (\$15.50 psf)**

DESCRIPTION

Price reduced on prime redevelopment opportunity near the historic Woodstock Square. Just under 1 acre with city parking lots on either side. City of Woodstock may add into the deal if additional parking was needed.

Within the Woodstock TIF District and Enterprise Zone, plenty of incentives for the buyer/developer. Woodstock has shown to be willing to work with developers.

Ideal for multi-family/retail/office or hotel development. There is currently high demand for multi-family and hotel near the Woodstock Square.

The parcel currently occupies an office building, but new life is being breathed into the area and re-development is coming! Check out Woodstock Downtown Development plan for more info. Great opportunity!

SPECIFICATIONS

Description	Redevelopment Land
Land Size	0.813 AC (35,413± SF)
Topography	Flat
Environmental Status	TBD
Utilities	To Site
Sewer/Water	City
Frontage Dimensions	156' on S. Jefferson
Zoning	Currently O (Office) Re-zoning encouraged to B2C
Real Estate Taxes	\$6,799,54 (2019)
PIN Number	13-05-384-009
Possession	At Closing

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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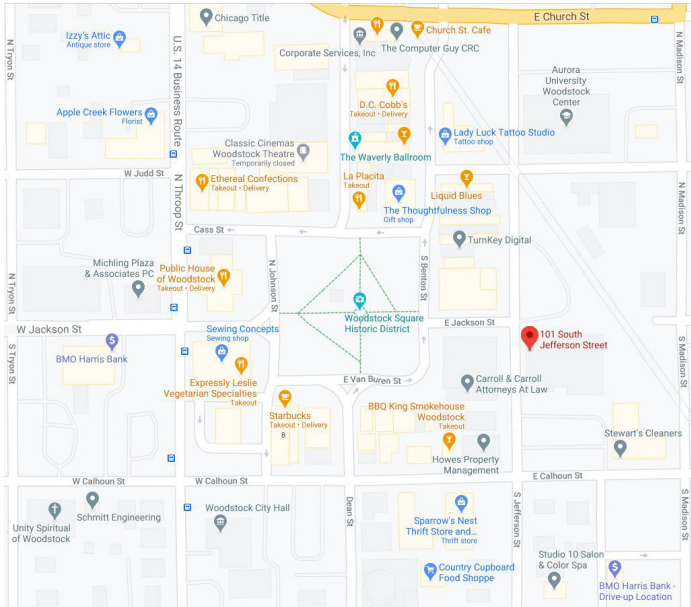
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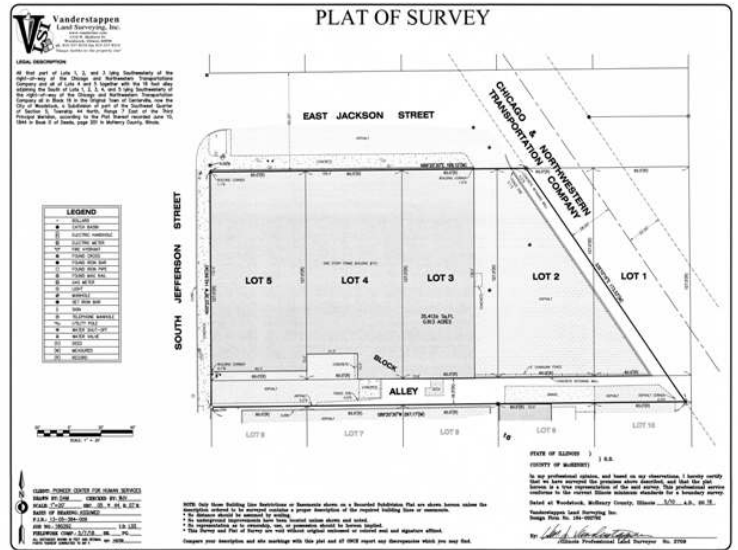
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AREA BUSINESS MAP



PLAT OF SURVEY



ABOUT WOODSTOCK ILLINOIS

There is always something happening on and off Woodstock's picturesque old town square. From arts and culture at the Old Courthouse, to entertainment at the world-renowned Opera House, to the walking tours detailing scenes from the movie "Groundhog Day" (filmed here), Woodstock is charming, quaint, historic and a community with a deep independent streak brimming with creativity and entrepreneurship. Artists and locally-owned businesses are embraced. Their school system is a leader in dual language education.

Woodstock is easily accessible from downtown Chicago via the Metra Rail on the Union Pacific/Northwest Line with trains running regularly on weekdays and weekends.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,163	27,382	31,594
Avg Household Income	\$59,031	\$66,232	\$67,955
Daily Traffic Counts: 2,750 (Jefferson), 5,900 (Calhoun)			

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