

FOR SALE

4+ Acre Development Site
1510 South Route 31
McHenry, IL 60050



HIGH TRAFFIC LOCATION

ASKING PRICE: \$450,000
\$2.58/SF

TAXES 2023: \$855

PINS: 14-10-277-002 & 14-10-277-003

CURRENT ZONING: I - INDUSTRIAL

- 345' of Frontage on Route 31
- Major Business Corridor
- Traffic Count: 18,800 Daily
- Utilities Adjacent to Site
- Relatively Flat Land Parcel
- Low Risk Flood Area
- Non-Wooded Parcel
- Void of Wetlands and Floodplains
- Adjacent to American Community Bank

**BERKSHIRE
HATHAWAY**
HOMESERVICES

STARCK
REAL ESTATE

COMMERCIAL DIVISION

Jack Minero, Broker
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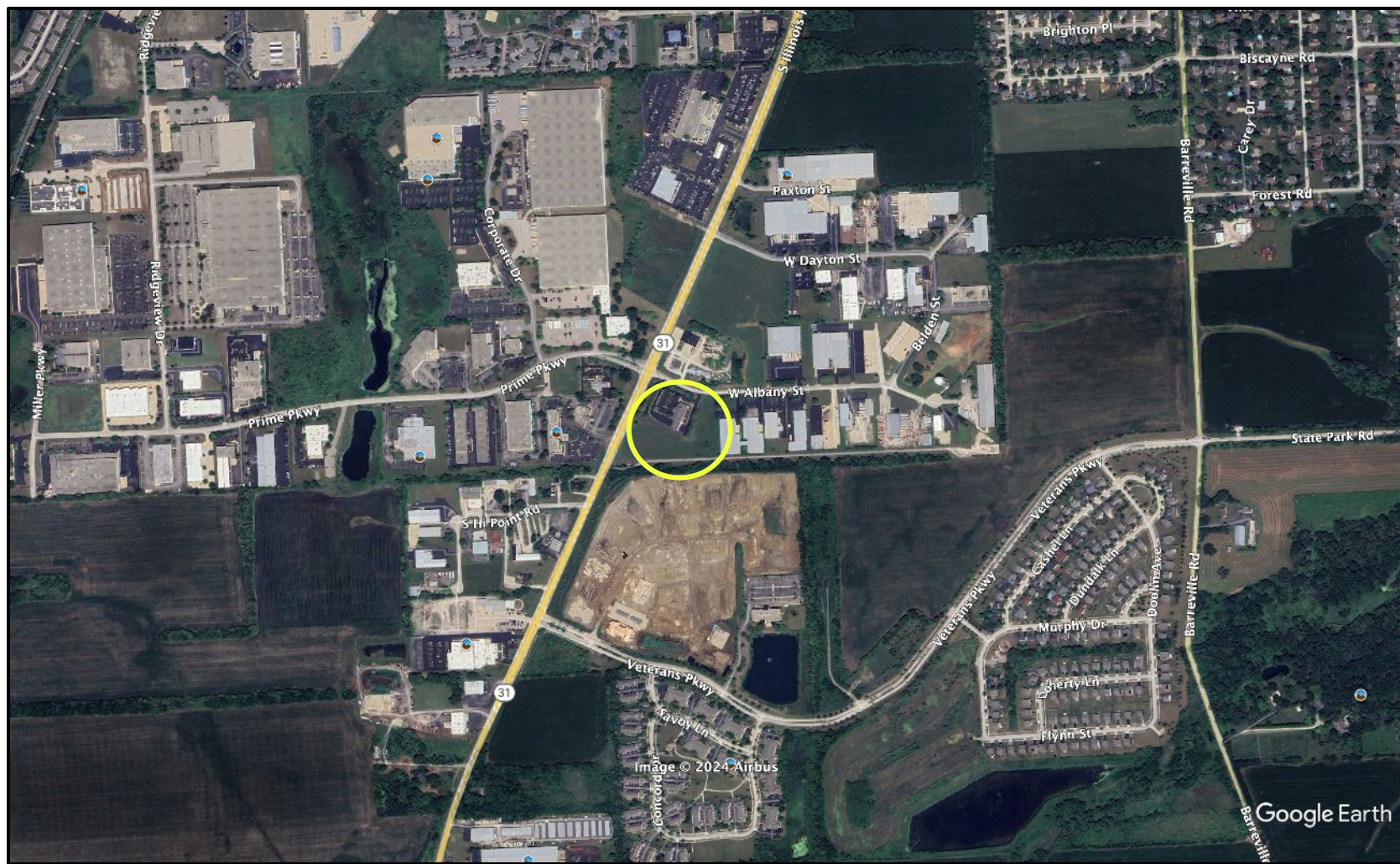
Elizabeth DeMeo, Broker
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815.260.9042

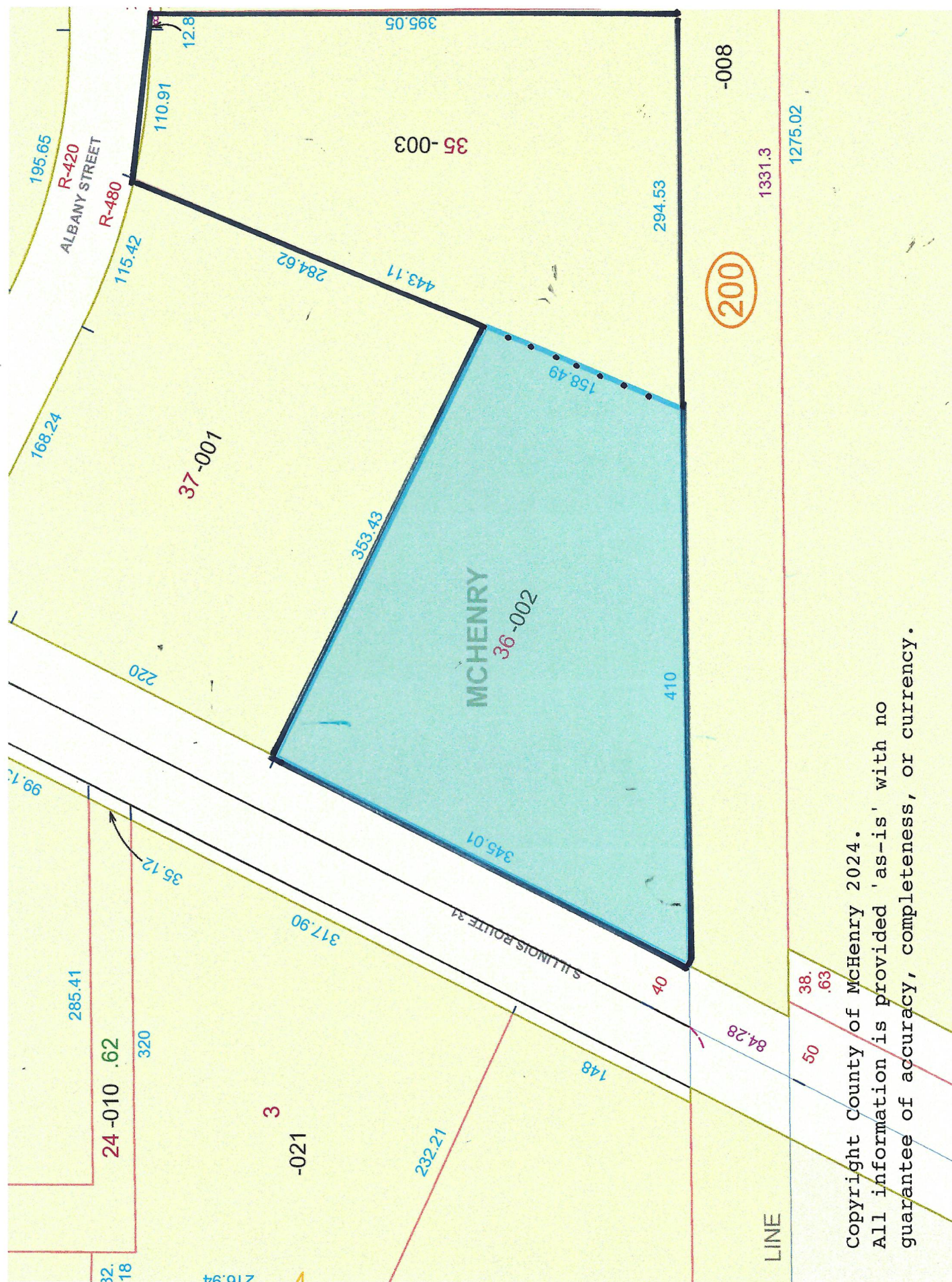
StarckRE.com

330 W. Virginia Street, Crystal Lake, IL 60014

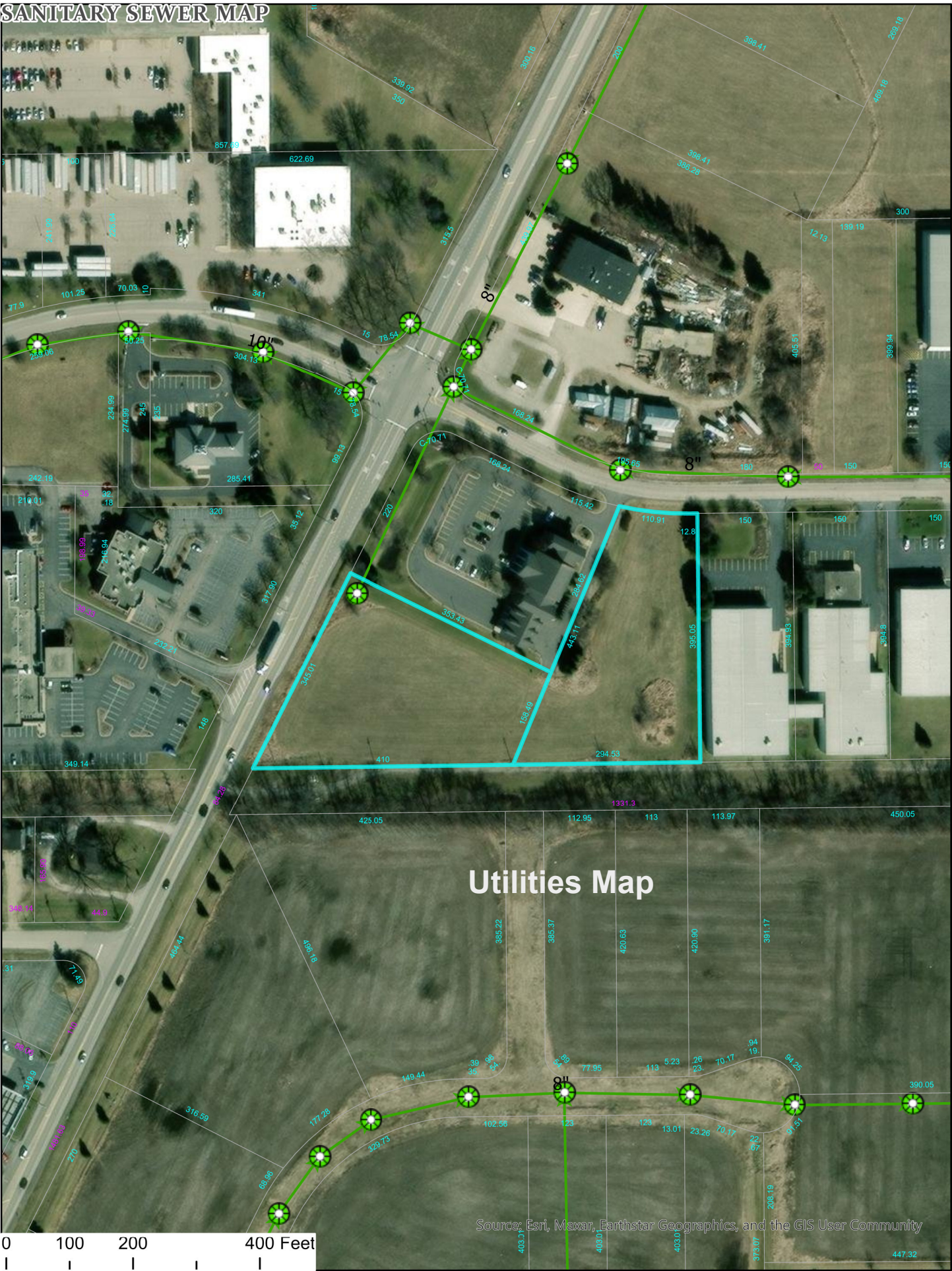
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SANITARY SEWER MAP



Utilities Map

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

 Parcels 2019 County

Sanitary

Sewer AirRelease CleanOut Manholes

-  Cleanout
-  Air Release
-  Other

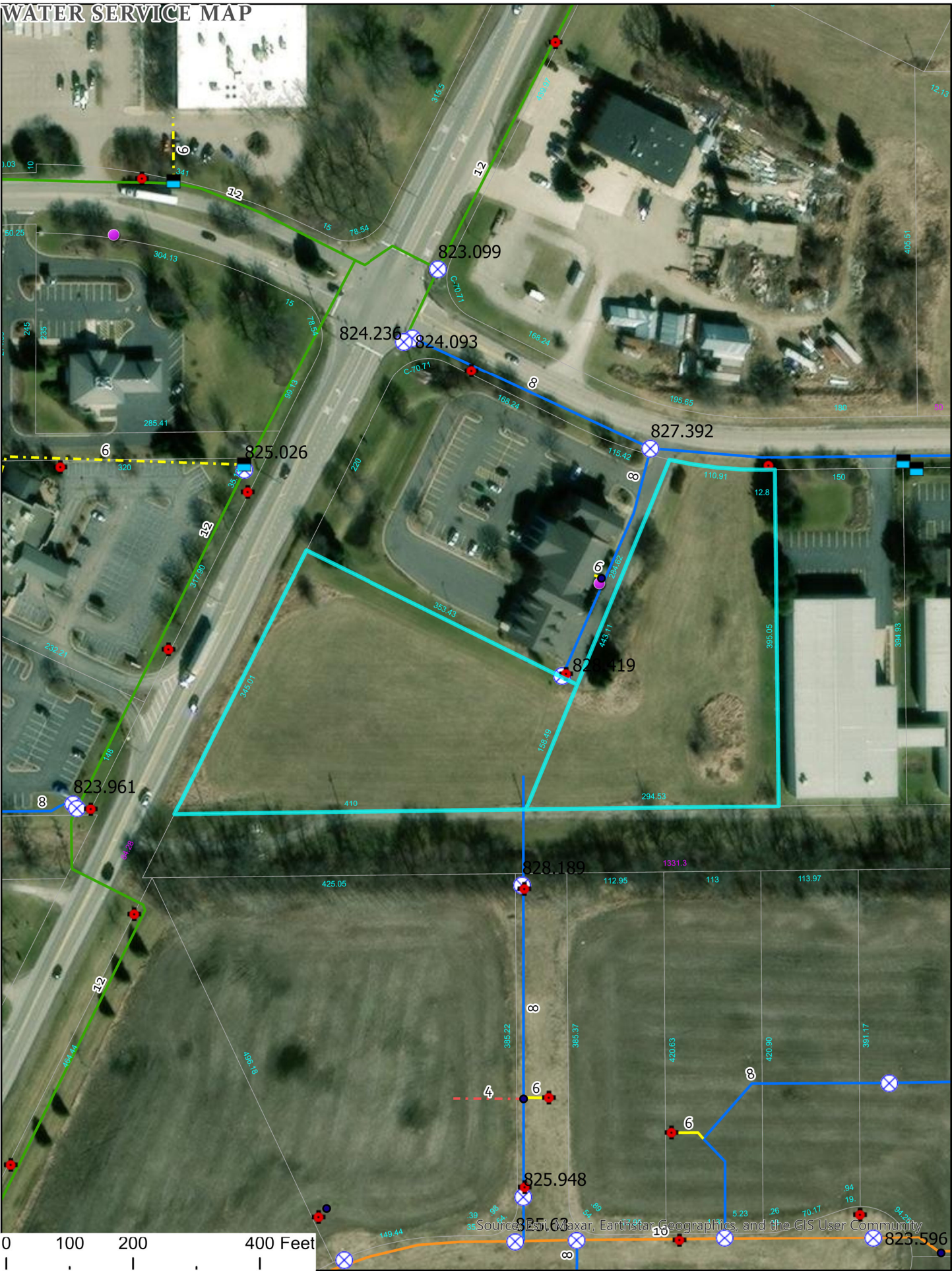
Sanitary Manholes

-  North
-  South
-  Other
-  Sewer Stubs
-  Lift Stations

Sanitary Sewers

-  Conduit
-  Pressure Pipe
-  Other

WATER SERVICE MAP



Sources: Esri, Baxar, Earthstar, Geographics, and the GIS User Community

Water

-  Wells
-  Sampling Hydrant
-  Anode
-  Fire Service Valves
-  Hydrant
-  Not Located BBoxes
-  Service Valve Vault
-  Water main Break
-  Abandoned Valves
-  Private Wells
-  BBoxes
-  Service Valve Box
-  Valve Box
-  Linestop
-  Meter
-  Valve Vault
-  Water Tower
-  Proposed North Water main

Water main

-  16 City
-  14 City
-  12 City
-  12 Private
-  12
-  10 City
-  8 City
-  8 Private
-  6 City
-  6 Private
-  6
-  4 City
-  4 Private
-  4
-  FTt Set Back
-  Parcels 2019 County

Demographic Detail Report

4 ACRE DEVELOPMENT SITE

1510 Illinois Rte 31, McHenry, IL 60050

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	9,458		36,455		65,025	
2023 Estimate	9,425		36,163		64,168	
2010 Census	9,359		35,402		61,666	
Growth 2023 - 2028	0.35%		0.81%		1.34%	
Growth 2010 - 2023	0.71%		2.15%		4.06%	
2023 Population by Age	9,425		36,163		64,168	
Age 0 - 4	505	5.36%	1,834	5.07%	3,269	5.09%
Age 5 - 9	507	5.38%	1,811	5.01%	3,219	5.02%
Age 10 - 14	576	6.11%	2,092	5.78%	3,661	5.71%
Age 15 - 19	592	6.28%	2,274	6.29%	3,956	6.17%
Age 20 - 24	574	6.09%	2,179	6.03%	3,858	6.01%
Age 25 - 29	588	6.24%	2,164	5.98%	3,904	6.08%
Age 30 - 34	617	6.55%	2,234	6.18%	3,994	6.22%
Age 35 - 39	638	6.77%	2,297	6.35%	4,091	6.38%
Age 40 - 44	646	6.85%	2,355	6.51%	4,190	6.53%
Age 45 - 49	600	6.37%	2,250	6.22%	3,983	6.21%
Age 50 - 54	577	6.12%	2,288	6.33%	4,098	6.39%
Age 55 - 59	599	6.36%	2,446	6.76%	4,462	6.95%
Age 60 - 64	631	6.69%	2,579	7.13%	4,696	7.32%
Age 65 - 69	568	6.03%	2,326	6.43%	4,167	6.49%
Age 70 - 74	441	4.68%	1,875	5.18%	3,330	5.19%
Age 75 - 79	341	3.62%	1,450	4.01%	2,517	3.92%
Age 80 - 84	229	2.43%	934	2.58%	1,557	2.43%
Age 85+	196	2.08%	774	2.14%	1,216	1.90%
Age 65+	1,775	18.83%	7,359	20.35%	12,787	19.93%
Median Age	40.90		42.50		42.50	
Average Age	40.80		41.90		41.80	

Demographic Detail Report

4 ACRE DEVELOPMENT SITE

1510 Illinois Rte 31, McHenry, IL 60050

Radius	1 Mile		3 Mile		5 Mile	
2023 Population By Race	9,425		36,163		64,168	
White	7,157	75.94%	29,876	82.61%	54,135	84.36%
Black	104	1.10%	299	0.83%	532	0.83%
Am. Indian & Alaskan	22	0.23%	84	0.23%	191	0.30%
Asian	185	1.96%	635	1.76%	1,049	1.63%
Hawaiian & Pacific Island	1	0.01%	12	0.03%	17	0.03%
Other	1,955	20.74%	5,257	14.54%	8,242	12.84%
Population by Hispanic Origin	9,425		36,163		64,168	
Non-Hispanic Origin	7,414	78.66%	30,911	85.48%	55,985	87.25%
Hispanic Origin	2,011	21.34%	5,252	14.52%	8,183	12.75%
2023 Median Age, Male	39.60		41.30		41.60	
2023 Average Age, Male	39.50		40.80		40.90	
2023 Median Age, Female	42.30		43.80		43.60	
2023 Average Age, Female	42.10		43.00		42.60	
2023 Population by Occupation Classification	7,717		29,966		53,222	
Civilian Employed	5,114	66.27%	19,528	65.17%	35,246	66.22%
Civilian Unemployed	161	2.09%	729	2.43%	1,318	2.48%
Civilian Non-Labor Force	2,442	31.64%	9,709	32.40%	16,629	31.24%
Armed Forces	0	0.00%	0	0.00%	29	0.05%
Households by Marital Status						
Married	1,616		7,048		12,922	
Married No Children	1,016		4,504		8,341	
Married w/Children	600		2,545		4,580	
2023 Population by Education	7,176		27,624		48,915	
Some High School, No Diploma	732	10.20%	1,886	6.83%	3,019	6.17%
High School Grad (Incl Equivalency)	2,231	31.09%	7,756	28.08%	13,798	28.21%
Some College, No Degree	2,021	28.16%	8,813	31.90%	15,472	31.63%
Associate Degree	504	7.02%	1,651	5.98%	2,710	5.54%
Bachelor Degree	1,207	16.82%	5,411	19.59%	10,069	20.58%
Advanced Degree	481	6.70%	2,107	7.63%	3,847	7.86%

Demographic Detail Report

4 ACRE DEVELOPMENT SITE

1510 Illinois Rte 31, McHenry, IL 60050

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	9,306		35,820		64,636	
Real Estate & Finance	217	2.33%	1,145	3.20%	2,167	3.35%
Professional & Management	2,046	21.99%	8,920	24.90%	16,213	25.08%
Public Administration	104	1.12%	564	1.57%	991	1.53%
Education & Health	840	9.03%	3,557	9.93%	6,330	9.79%
Services	948	10.19%	2,940	8.21%	4,903	7.59%
Information	67	0.72%	234	0.65%	534	0.83%
Sales	1,088	11.69%	4,458	12.45%	8,038	12.44%
Transportation	56	0.60%	213	0.59%	389	0.60%
Retail	896	9.63%	2,950	8.24%	4,628	7.16%
Wholesale	145	1.56%	790	2.21%	1,375	2.13%
Manufacturing	948	10.19%	3,113	8.69%	5,799	8.97%
Production	1,060	11.39%	3,164	8.83%	5,346	8.27%
Construction	436	4.69%	1,897	5.30%	4,099	6.34%
Utilities	198	2.13%	958	2.67%	1,750	2.71%
Agriculture & Mining	34	0.37%	107	0.30%	294	0.45%
Farming, Fishing, Forestry	8	0.09%	31	0.09%	49	0.08%
Other Services	215	2.31%	779	2.17%	1,731	2.68%
2023 Worker Travel Time to Job	4,716		17,273		31,483	
<30 Minutes	2,546	53.99%	9,164	53.05%	16,135	51.25%
30-60 Minutes	1,444	30.62%	5,348	30.96%	10,120	32.14%
60+ Minutes	726	15.39%	2,761	15.98%	5,228	16.61%
2010 Households by HH Size	3,828		13,874		24,118	
1-Person Households	1,185	30.96%	3,623	26.11%	5,906	24.49%
2-Person Households	1,211	31.64%	4,766	34.35%	8,560	35.49%
3-Person Households	606	15.83%	2,222	16.02%	3,904	16.19%
4-Person Households	471	12.30%	1,931	13.92%	3,406	14.12%
5-Person Households	213	5.56%	821	5.92%	1,467	6.08%
6-Person Households	88	2.30%	324	2.34%	563	2.33%
7 or more Person Households	54	1.41%	187	1.35%	312	1.29%
2023 Average Household Size	2.40		2.50		2.50	
Households						
2028 Projection	3,859		14,256		25,425	
2023 Estimate	3,848		14,148		25,093	
2010 Census	3,828		13,873		24,119	
Growth 2023 - 2028	0.29%		0.76%		1.32%	
Growth 2010 - 2023	0.52%		1.98%		4.04%	

Demographic Detail Report

4 ACRE DEVELOPMENT SITE

1510 Illinois Rte 31, McHenry, IL 60050

Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	3,848	14,148	25,094
<\$25,000	590 15.33%	1,721 12.16%	2,764 11.01%
\$25,000 - \$50,000	837 21.75%	2,624 18.55%	4,040 16.10%
\$50,000 - \$75,000	613 15.93%	2,340 16.54%	4,610 18.37%
\$75,000 - \$100,000	588 15.28%	1,921 13.58%	3,301 13.15%
\$100,000 - \$125,000	486 12.63%	1,814 12.82%	3,571 14.23%
\$125,000 - \$150,000	150 3.90%	952 6.73%	1,782 7.10%
\$150,000 - \$200,000	258 6.70%	1,275 9.01%	2,338 9.32%
\$200,000+	326 8.47%	1,501 10.61%	2,688 10.71%
2023 Avg Household Income	\$90,757	\$103,193	\$105,942
2023 Med Household Income	\$69,926	\$80,062	\$83,580
2023 Occupied Housing	3,847	14,148	25,093
Owner Occupied	2,414 62.75%	10,675 75.45%	19,320 76.99%
Renter Occupied	1,433 37.25%	3,473 24.55%	5,773 23.01%
2010 Housing Units	4,106	15,011	26,649
1 Unit	3,075 74.89%	12,891 85.88%	23,215 87.11%
2 - 4 Units	378 9.21%	920 6.13%	1,084 4.07%
5 - 19 Units	476 11.59%	811 5.40%	1,723 6.47%
20+ Units	177 4.31%	389 2.59%	627 2.35%
2023 Housing Value	2,414	10,676	19,320
<\$100,000	147 6.09%	526 4.93%	1,048 5.42%
\$100,000 - \$200,000	1,295 53.65%	4,122 38.61%	7,039 36.43%
\$200,000 - \$300,000	585 24.23%	3,159 29.59%	5,541 28.68%
\$300,000 - \$400,000	258 10.69%	1,698 15.90%	3,298 17.07%
\$400,000 - \$500,000	58 2.40%	598 5.60%	1,386 7.17%
\$500,000 - \$1,000,000	70 2.90%	556 5.21%	966 5.00%
\$1,000,000+	1 0.04%	17 0.16%	42 0.22%
2023 Median Home Value	\$181,852	\$221,842	\$228,388
2023 Housing Units by Yr Built	4,114	15,088	26,887
Built 2010+	131 3.18%	1,105 7.32%	2,108 7.84%
Built 2000 - 2010	597 14.51%	3,257 21.59%	5,342 19.87%
Built 1990 - 1999	510 12.40%	2,460 16.30%	4,899 18.22%
Built 1980 - 1989	482 11.72%	1,664 11.03%	3,021 11.24%
Built 1970 - 1979	707 17.19%	2,398 15.89%	3,824 14.22%
Built 1960 - 1969	577 14.03%	1,280 8.48%	2,175 8.09%
Built 1950 - 1959	621 15.09%	1,629 10.80%	2,933 10.91%
Built <1949	489 11.89%	1,295 8.58%	2,585 9.61%
2023 Median Year Built	1974	1985	1985