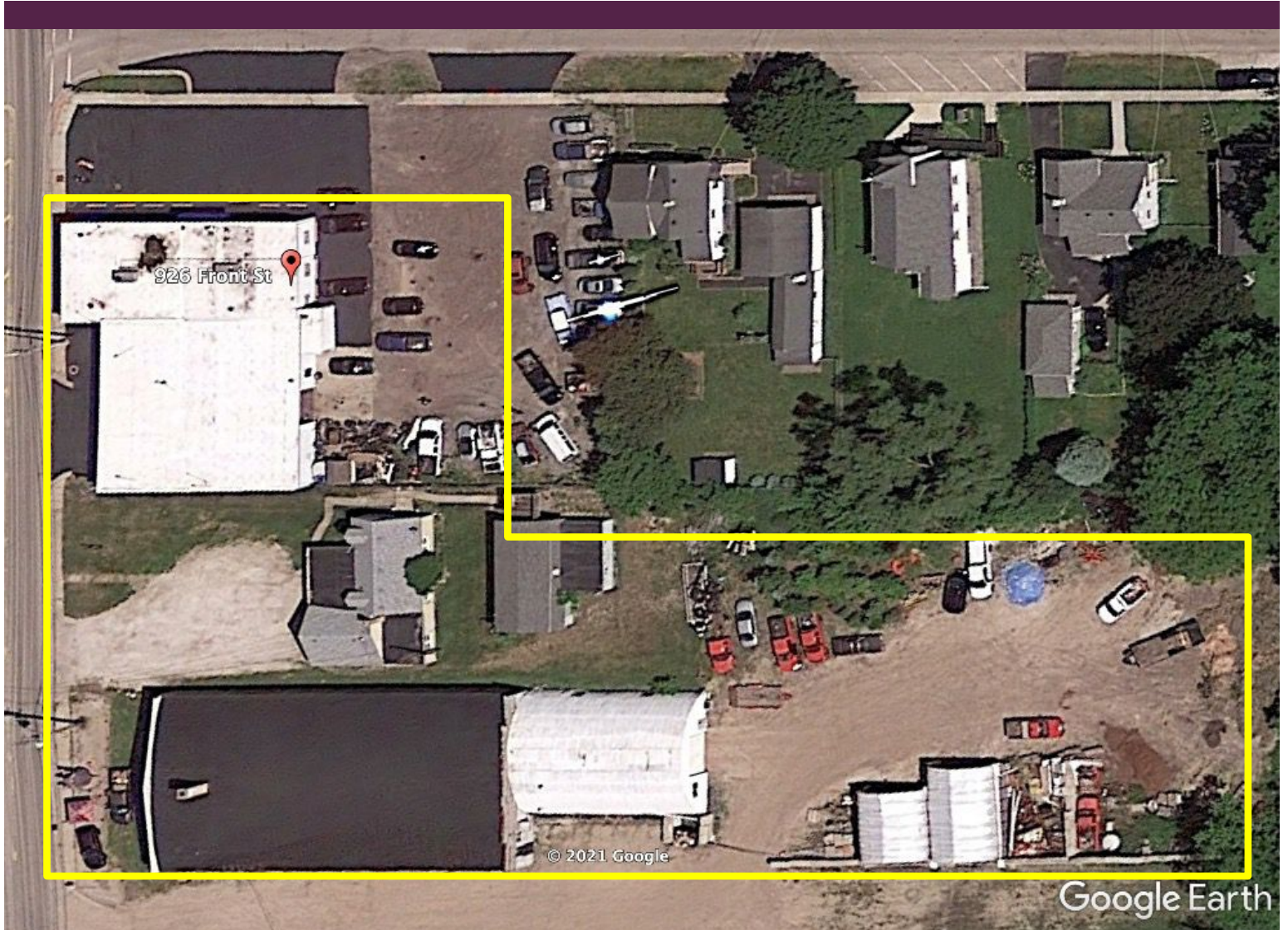


OFFERING MEMORANDUM

+2 Acre Development Site
4 Acres Optional



920-926 Front Street, McHenry, Illinois 60050



**BERKSHIRE
HATHAWAY**
HomeServices
Starck Real Estate

COMMERCIAL DIVISION

Jack Minero

JMinero@StarckRE.com
815.382.9728

Elizabeth DeMeo

EDeMeo@StarckRE.com
815.260.9042

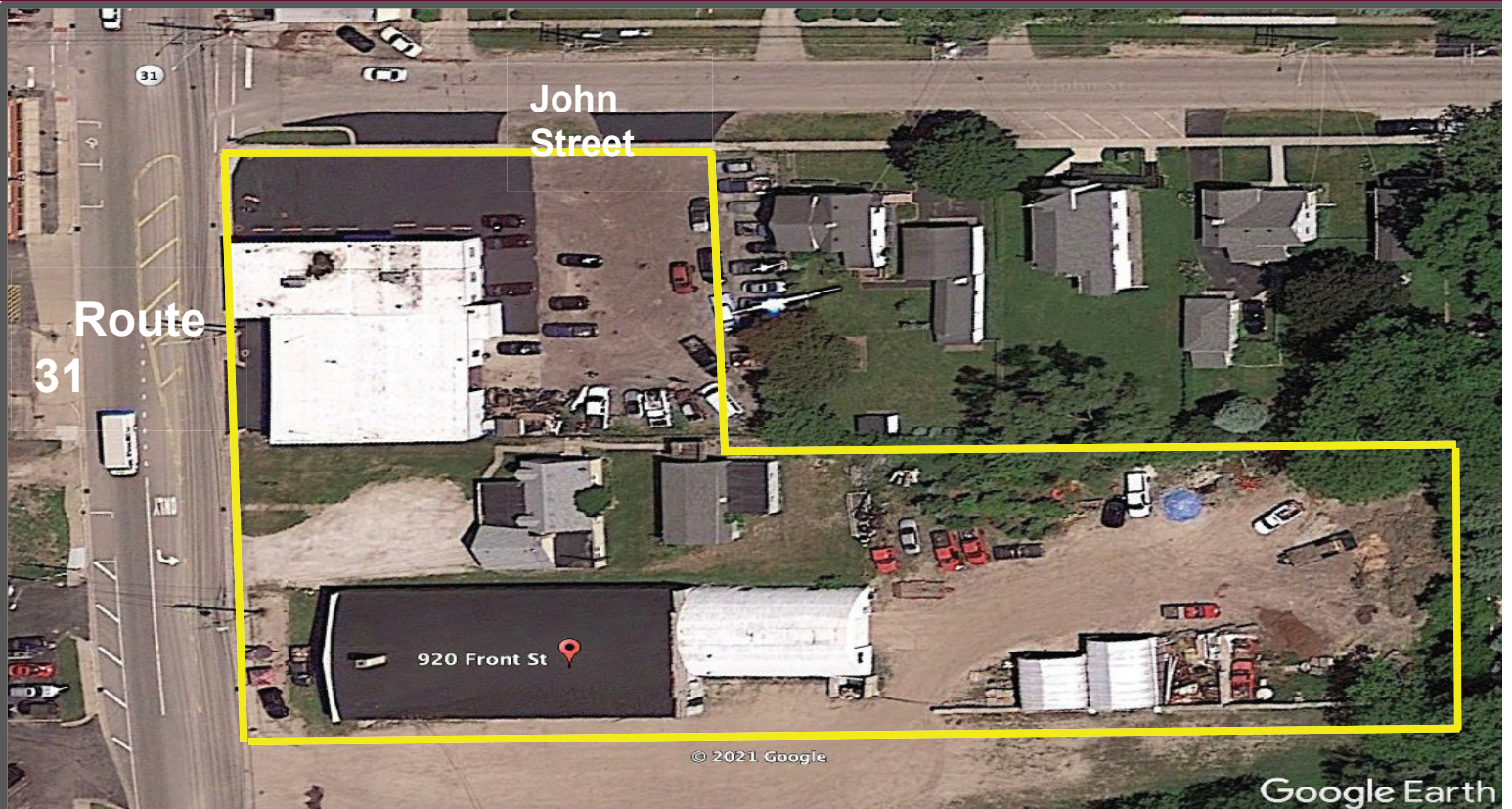
StarckRE.com

330 W. Virginia Street, Crystal Lake, IL 60014

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FOR SALE

2+ Acre Development Site
920-926 Front St. (Rte 31)
McHenry, IL 60050



PREMIUM LOCATION

- High Visibility
- Traffic Count: 17, 307 Daily
- 264' Frontage on Route 31
- Potential 4 Acre Development Site With 569' Frontage on Route 31
- All Utilities to Site
- In Heart of Business Corridor
- Walking Distance to Metra, Shopping & Restaurants
- Ideal for Retail/Mixed Use Development

BUILDINGS ON PROPERTY

- Retail/Warehouse: 7,600 SF Leased MTM
- Two Single Family: Leased MTM
- Warehouse: 17,000 SF Vacant

Taxes 2024: \$15,084

PINS: 09-35-104-002, 011, 014, 015, 016, 017

\$895,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

STARCK
REAL ESTATE

COMMERCIAL DIVISION

Jack Minero, Broker
JMinero@StarckRE.com
815.382.9728

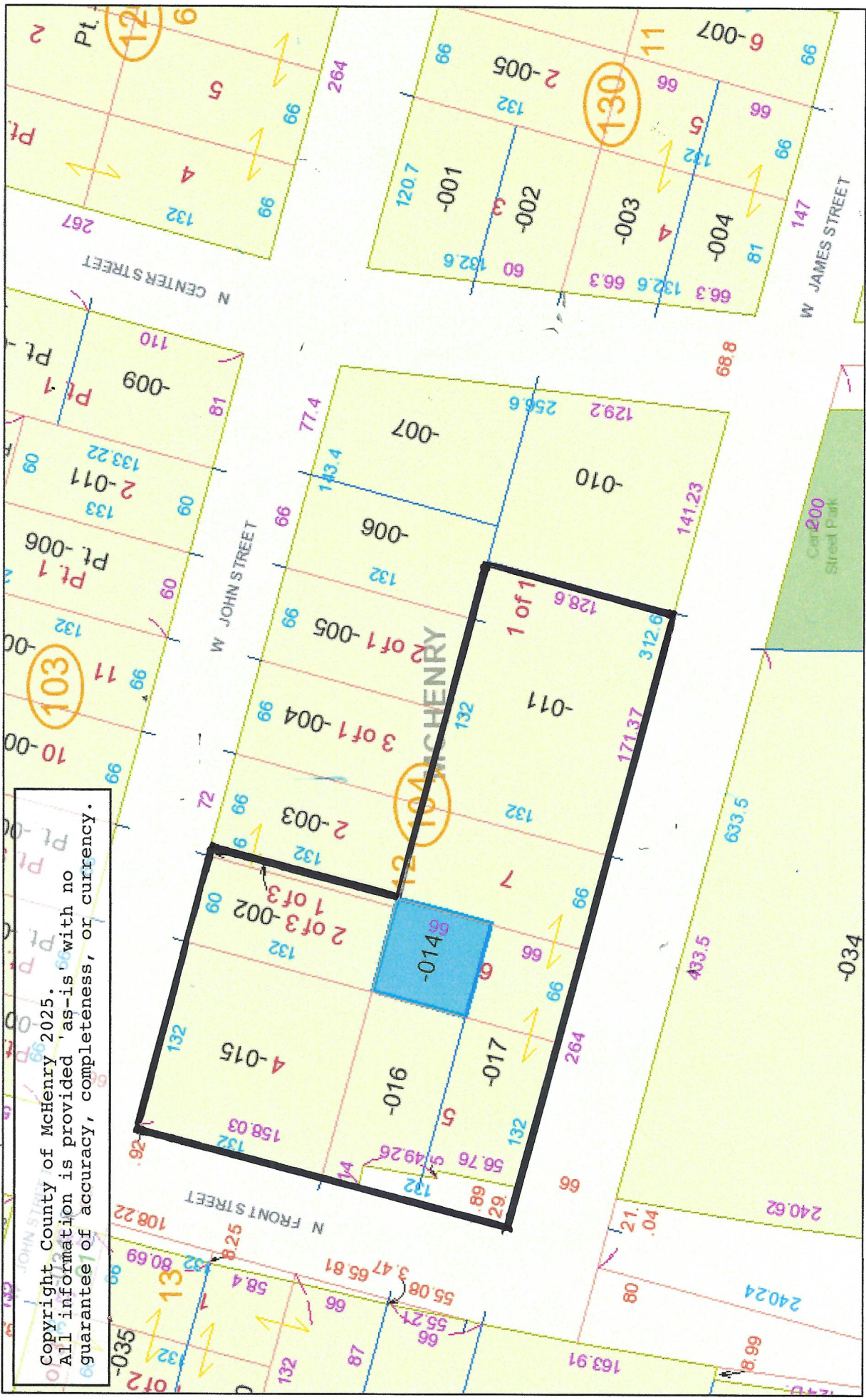
Elizabeth DeMeo, Broker
EDeMeo@StarckRE.com
815.260.9042

StarckRE.com

330 W. Virginia Street, Crystal Lake, IL 60014

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Copyright County of McHenry 2025.
All information is provided 'as-is' with no
guarantee of accuracy, completeness, or currency.



W John St

Front St

Optional 4 Acre Assemblage
Boundaries Approximate

1.9 Acres

City Easement Negotiable .7 Acres

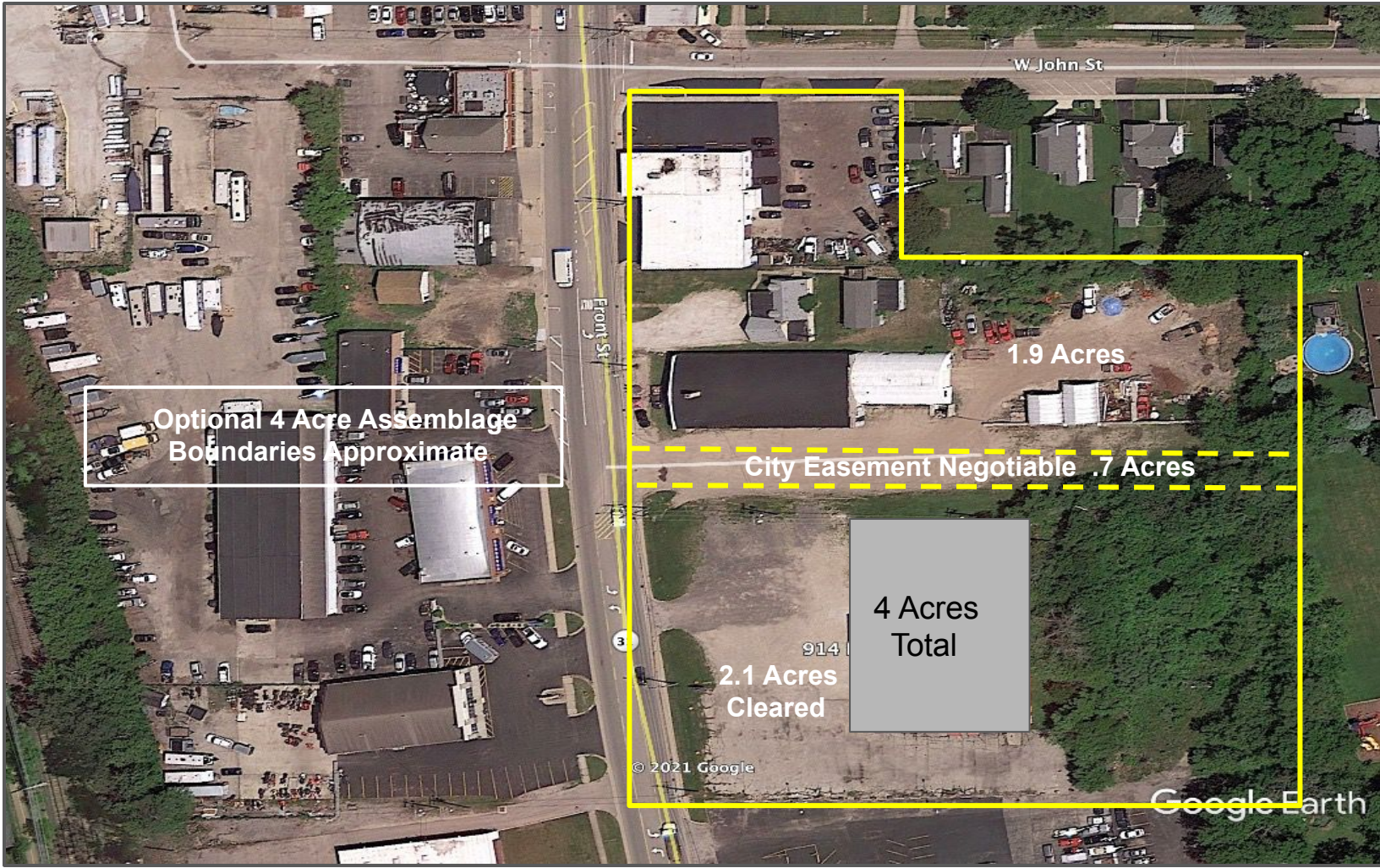
4 Acres
Total

2.1 Acres
Cleared

914

© 2021 Google

Google Earth



920 - 926 N Front St. McHenry, Ill

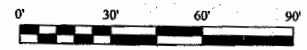
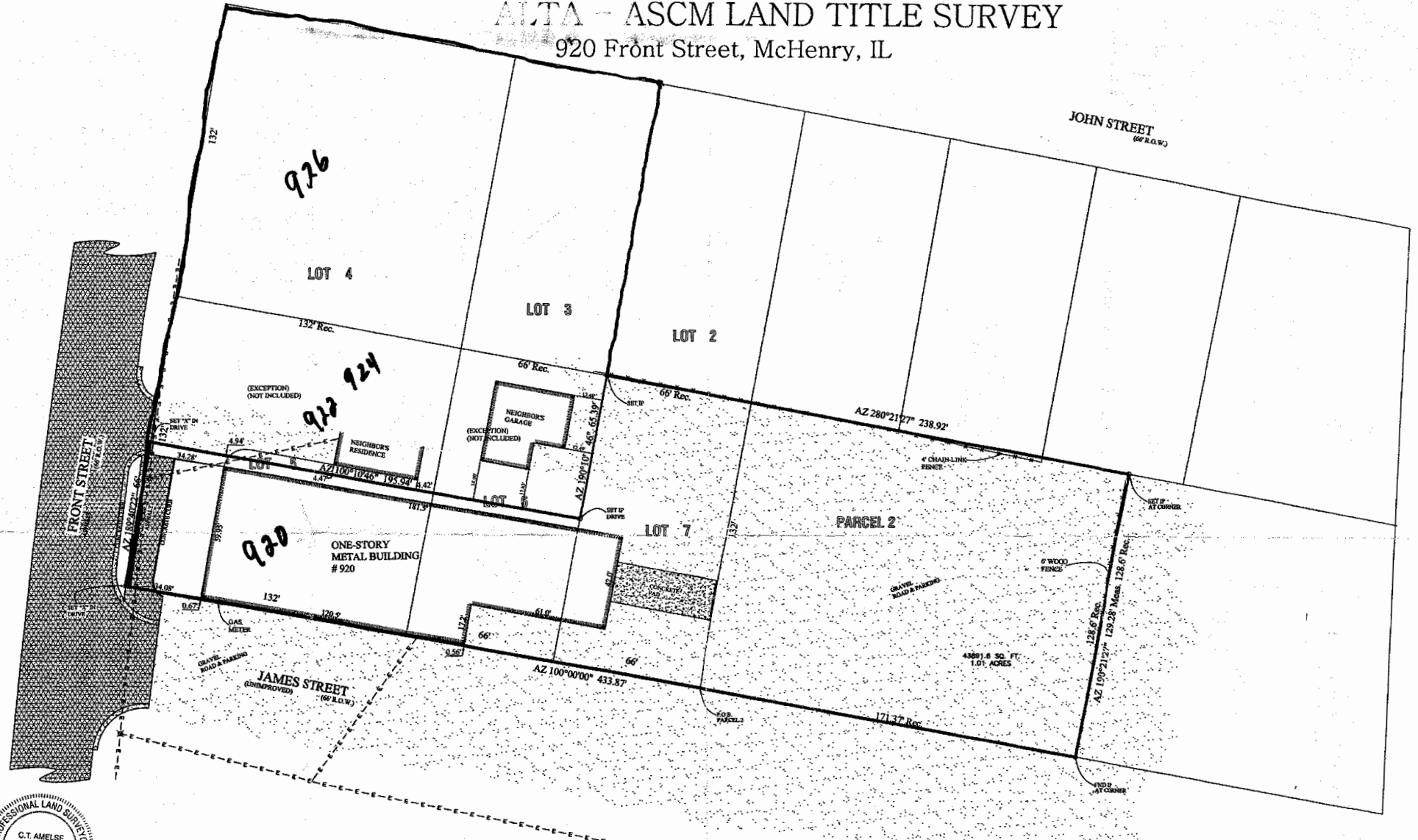


Boundaries Approximate

Site

ALTA - ASCM LAND TITLE SURVEY

920 Front Street, McHenry, IL



TO: ILLINOIS STATE BANK, TITLE INSURANCE COMPANY, JOSEPH & JOAN RUBINO AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED OCTOBER 1, 1999 AND RANDALL, GLOSSON AND MARY E. GLOSSON.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS SET FORTH IN THE ALTA AND ASCM LAND TITLE SURVEYS' IDENTIFY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2006, AND INCLUDED ITEMS 1, 4, 6, 7, 8, 9 AND 11 OF TABLE THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDESIGNED FURTHER CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS 23TH DAY OF JUNE, 2008
C.T. Amelse
 C.T. AMELSE, P.L.L.C. (S-114) MFL LICENSE EXPIRES 11-30-08

LEGAL DESCRIPTION:

PARCEL 1: LOTS 5 AND 6 (EXCEPT THE NORTH HALF OF SAID LOTS THEREOF) AND ALL OF LOT 7 IN BLOCK 12 IN THE ORIGINAL PLAT OF WEST MCHENRY, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 26, AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREOF RECORDED JUNE 14, 1899 IN BOOK 24 OF RECORDS, PAGES 22 AND 23, IN MCHENRY COUNTY, ILLINOIS, ALSO.

PARCEL 2: PART OF SUB-LOT 1 OF LOT 1 IN BLOCK 12 IN THE ORIGINAL PLAT OF WEST MCHENRY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1; THENCE SOUTH 87° 00' 00" WEST ALONG THE NORTH LINE OF JAMES STREET, 171.37 FEET; THENCE NORTH 87° 00' 00" WEST PARALLEL WITH THE EASTERN LINE OF LOT 7, 128.6 FEET; THENCE WEST 87° 00' 00" WEST PARALLEL WITH THE SOUTH LINE OF JOHN STREET TO THE EASTERN LINE OF LOT 7; THENCE SOUTHERLY ALONG SAID EASTERN LINE OF LOT 7, 132 FEET TO THE PLACE OF BEGINNING, SAID SUB-LOT BEING A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREOF RECORDED MAY 6, 1902 IN BOOK 2 OF PLATS, PAGE 39, IN MCHENRY COUNTY, ILLINOIS.

NOTES:

1. ACCORDING TO THE CITY OF MCHENRY, THIS PROPERTY IS ZONED "C2" (OFFICE COMMERCIAL).
2. UTILITY LOCATIONS HAVE BEEN SHOWN AS OBSERVED.
3. SQUARE FOOTAGE OF ABOVE PROPERTY: 43891.6 SQ.FT.

LEGEND

These standard symbols may be found in the drawing.

— — — — —	OVERHEAD ELECTRICAL/UTILITY LINES
●	FOUND IRON PIPE
□	TRANSFORMER
□	UTILITY BOX
□	GAS BOX
—	GAS LINE ESMT.
●	FIRE HYDRANT
●	SEWER
⊠	UTILITY POLE
●	STORM SEWER
●	WATER SERVICE

LUCO CONSTRUCTION CO.

PROFESSIONAL DESIGN FIRM NO. 184.004529

CLIENT NAME: **GOTTMOLLER**

CLIENT REFERENCE: **GLOSSON**

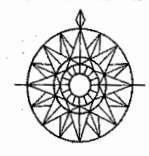
FIELD WORK COMPLETED: 06-23-08

SURVEY COMPLETED: 06-23-08

DRAWN BY: JAC

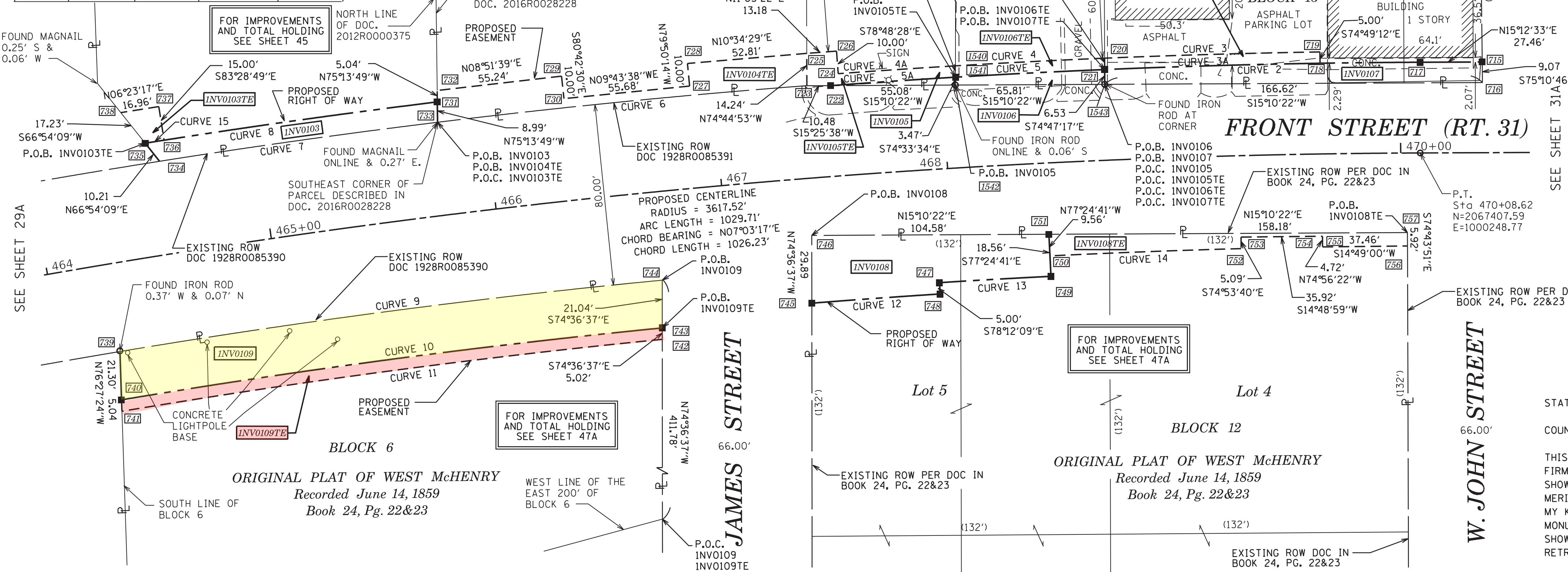
PROJECT NO: **08-23547**

6815 S. Route 31
 Cary, IL 60013
 847.658.8537
 847.841.4383 fax



PART OF THE NW 1/4 OF SECTION 35, TWP. 45 N., R. 8 E. OF THE 3RD. P.M., IN McHENRY COUNTY, ILLINOIS.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	3,617.52'	1,029.71'	N07°03'17"E	1026.23'	3A	3,657.79'	95.04'	S13°46'28"W	95.04'
2	3657.79'	139.12'	N14°07'10"E	139.11'	4A	3662.52'	51.84'	N11°35'52"E	51.84'
3	3662.52'	95.04'	N13°46'36"E	95.04'	5A	3,657.79'	55.21'	N11°33'57"E	55.21'
4	3662.52'	65.85'	N12°31'06"E	65.85'					
5	3,657.79'	65.87'	N12°30'51"E	65.87'					
6	3547.80'	163.74'	N09°46'54"E	163.73'					
7	3547.80'	123.81'	N07°27'35"E	123.81'					
8	3667.79'	130.15'	N07°24'16"E	130.14'					
9	3467.80'	241.32'	N07°57'05"E	241.27'					
10	3557.80'	240.67'	S07°52'23"W	240.62'					
11	3552.80'	240.51'	S07°51'50"W	240.46'					
12	3562.80'	56.76'	N11°20'27"E	56.76'					
13	3567.80'	49.26'	S12°11'34"W	49.26'					
14	3576.52'	84.42'	N13°15'53"E	84.42'					
15	3667.79'	8.45'	N06°27'14"E	8.45'					



PROJECT COORDINATES IL. STATE PLANE, EAST ZONE, NAD83 (2011)							
PT#	COORDINATES	STATION/OFFSET	PT#	COORDINATES	STATION/OFFSET	PT#	COORDINATES
715	N = 2067444.62 E = 1000217.39	470+36.13, 40.00' LT	721	N = 2066995.66 E = 1000111.61	465+80.04, 49.99' LT	727	N = 2067187.95 E = 1000247.42
716	N = 2067442.31 E = 1000226.15	470+36.23, 30.88' LT	722	N = 2066996.94 E = 1000106.74	465+80.59, 55.00' LT	728	N = 2067186.93 E = 1000252.32
717	N = 2067418.12 E = 1000210.18	470+08.66, 40.00' LT	723	N = 2066993.37 E = 1000120.30	465+79.06, 41.06' LT	729	N = 2067236.10 E = 1000257.83
718	N = 2067375.52 E = 1000198.87	469+65.06, 40.00' LT	724	N = 2066870.61 E = 1000104.23	464+56.64, 41.11' LT	730	N = 2067238.06 E = 1000249.04
719	N = 2067376.83 E = 1000194.05	469+65.12, 45.00' LT	725	N = 2066866.60 E = 1000094.84	464+51.67, 49.99' LT	731	N = 2067240.15 E = 1000239.71
720	N = 2067284.53 E = 1000171.41	468+71.25, 45.00' LT	726	N = 2066874.99 E = 1000095.79	464+60.00, 50.00' LT	732	N = 2067320.22 E = 1000268.41
721	N = 2067281.50 E = 1000182.55	468+71.06, 40.00' LT	727	N = 2066876.70 E = 1000080.88	464+60.00, 65.00' LT	733	N = 2067321.55 E = 1000263.50
722	N = 2067164.82 E = 1000150.90	467+51.30, 40.00' LT	728	N = 2066859.84 E = 1000078.99	464+43.34, 65.00' LT	734	N = 2067356.27 E = 1000272.68
723	N = 2067154.72 E = 1000148.12	467+40.97, 40.80' LT	729	N = 2066831.41 E = 1000180.43	464+25.94, 38.89' RT	735	N = 2067355.05 E = 1000277.24
724	N = 2067169.45 E = 1000146.72	467+55.00, 45.00' LT	730	N = 2066826.42 E = 1000201.13	464+23.09, 60.00' RT	736	N = 2067391.26 E = 1000286.82
725	N = 2067158.46 E = 1000134.37	467+42.02, 55.00' LT	731	N = 2066825.24 E = 1000206.04	464+22.41, 65.00' RT	737	N = 2067392.82 E = 1000281.11
726	N = 2067171.40 E = 1000136.91	467+55.00, 55.00' LT	732	N = 2067063.44 E = 1000238.94	466+67.31, 65.00' RT		
727	N = 2067104.79 E = 1000134.53	466+90.00, 45.00' LT	733	N = 2067064.77 E = 1000234.09	466+67.81, 60.00' RT		
728	N = 2067106.55 E = 1000124.68	466+90.00, 55.00' LT	734	N = 2067070.36 E = 1000213.80	466+69.88, 39.05' RT		
729	N = 2067051.52 E = 1000115.25	466+35.00, 55.00' LT	735	N = 2067131.28 E = 1000241.15	467+35.58, 55.00' RT		
730	N = 2067049.90 E = 1000125.12	466+35.00, 45.00' LT	736	N = 2067139.21 E = 1000212.34	467+37.95, 25.20' RT		

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA		PARCEL INDEX NUMBER
					ACRES	SQUARE FEET	
INV0103 INV0103TE	0.827	0.026	0	0.801	0.004	191	09-35-102-022
INV0104TE	0.259	0	0	0.259	0.040	-	09-35-102-021
INV0105 INV0105TE	0.215	0.002 96 SF	0	0.213	0.011	-	09-35-102-006 09-35-102-013
INV0106 INV0106TE	0.183	0.008 336 SF	0	0.175	0.008	330	09-35-102-014
INV0107 INV0107TE	0.502	0.032	0	0.470	0.011	-	09-35-102-002 09-35-102-017
INV0108 INV0108TE	1.779	0.058	0	1.721	0.022	-	09-35-104-001 09-35-104-002 09-35-104-011 09-35-104-012 09-35-104-013 09-35-104-014
INV0109 INV0109TE	2.288	0.117	0	2.171	0.028	-	09-35-105-001

LEGEND

SECTION CORNER (9 10 15 16 15)

QUARTER SECTION CORNER (16 15)

SECTION / QUARTER SECTION LINE

PLATTED LOT LINES

PROPERTY (DEED) LINE

APPARENT PROPERTY LINE

EXISTING CENTERLINE

PROPOSED CENTERLINE

EXISTING RIGHT OF WAY LINE

PROPOSED RIGHT OF WAY LINE

EXISTING EASEMENT

PROPOSED EASEMENT

EXISTING ACCESS CONTROL LINE

PROPOSED ACCESS CONTROL LINE

MEASURED DIMENSION

COMPUTED DIMENSION

RECORDED DIMENSION

EXISTING BUILDING

GRAPHIC SCALE
0 30'
SCALE: 1" = 30'

- IRON PIPE OR ROD FOUND
 - ⊕ 'MAG' NAIL SET
 - + CUT CROSS FOUND OR SET
 - 5/8" REBAR SET
 - STAKING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
 - M STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS, BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
 - ⊙ PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 667101.02 (TO BE SET BY OTHERS)
 - RIGHT OF WAY STAKING PROPOSED TO BE SET
- SURVEY NOTES:**
1. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
 2. BEARING, DISTANCES, AND COORDINATES SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
 3. ALL MEASURED AND CALCULATED DISTANCES ARE "GRID" NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES SHOWN BY THE COMBINATION FACTOR OF 0.999943109.
 4. AREAS SHOWN ON THIS PLAT ARE "GROUND".
 5. FIELD SURVEY COMPLETED ON MAY 23, 2019.

STATE OF ILLINOIS) ISS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-002003, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 35, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN McHENRY COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT SUGAR GROVE, ILLINOIS THIS DAY OF 2020 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3581
LICENSE EXPIRATION DATE: 11/30/22

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

PLAT OF HIGHWAYS
STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION
ROUTE: IL ROUTE 31 AND IL ROUTE 120

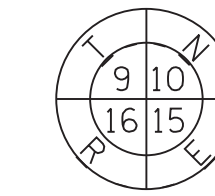
LIMITS: IL 176 TO IL 120 COUNTY: McHENRY
SECTION: STA. 464+00 TO STA. 470+50 JOB NO.: R-91-013-07
SCALE: 1" = 30' SHEET 30A OF 52A SHEETS

BUREAU OF LAND ACQUISITION
201 WEST CENTER COURT
SCHAUMBURG, ILLINOIS 60196

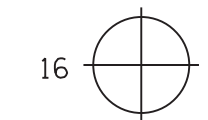
IDOT USE ONLY

APPROVED
By coreanorn at 12:46 pm, Jul 30, 2021

LEGEND



SECTION CORNER



QUARTER SECTION CORNER



- SECTION / QUARTER SECTION LINE
- PLATTED LOT LINES
- PROPERTY (DEED) LINE
- APPARENT PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ACCESS CONTROL LINE
- PROPOSED ACCESS CONTROL LINE
- MEASURED DIMENSION
- COMPUTED DIMENSION
- RECORDED DIMENSION
- EXISTING BUILDING

GRAPHIC SCALE
 FEET
 0 30'
 SCALE: 1" = 30'

- IRON PIPE OR ROD FOUND ⊕ *MAG* NAIL SET
- + CUT CROSS FOUND OR SET ● 5/8" REBAR SET
- STAKING OF PROPOSED RIGHT OF WAY, SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN, IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- M STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS, BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- ⊙ PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 667101.02 (TO BE SET BY OTHERS)
- RIGHT OF WAY STAKING PROPOSED TO BE SET

- SURVEY NOTES:**
1. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
 2. BEARING, DISTANCES, AND COORDINATES SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID".
 3. ALL MEASURED AND CALCULATED DISTANCES ARE "GRID" NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES SHOWN BY THE COMBINATION FACTOR OF 0.999971621.
 4. AREAS SHOWN ON THIS PLAT ARE "GROUND".
 5. FIELD SURVEY COMPLETED ON MAY 23, 2019.

STATE OF ILLINOIS) ISS
 COUNTY OF KANE)

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-002003, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 35, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN McHENRY COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT SUGAR GROVE, ILLINOIS THIS DAY OF 2020 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3581
 LICENSE EXPIRATION DATE: 11/30/22

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



Engineering Enterprises, Inc.
 CONSULTING ENGINEERS
 52 Wheeler Road
 Sugar Grove, Illinois 60554
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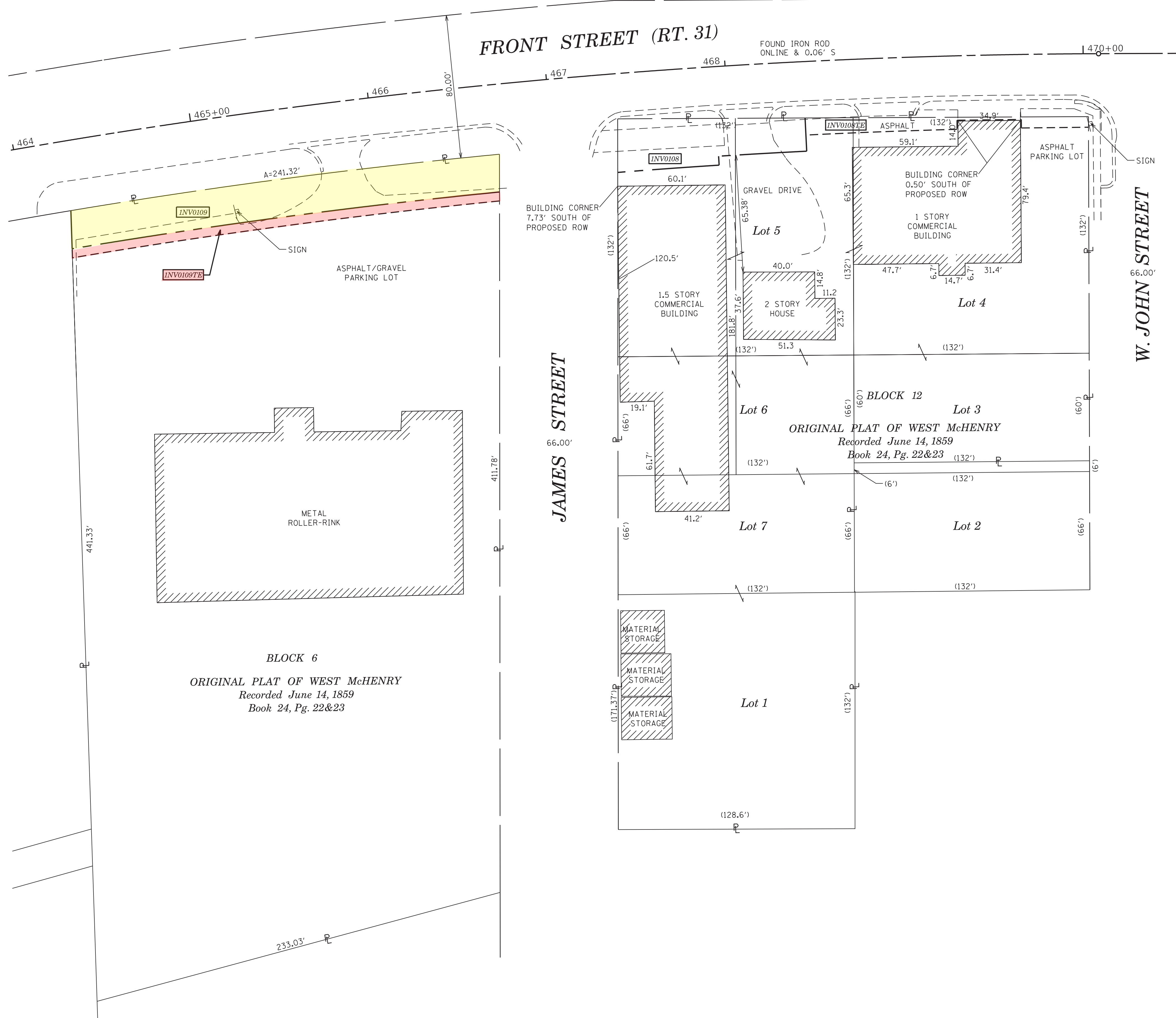
PLAT OF HIGHWAYS
 STATE OF ILLINOIS
 DEPARTMENT OF TRANSPORTATION
 ROUTE: IL ROUTE 31 AND IL ROUTE 120

LIMITS: IL 176 TO IL 120 COUNTY: McHENRY
 SECTION: JOB NO.: R-91-013-07
 STA. TO STA.
 SCALE: 1" = 30' SHEET 47A OF 52A SHEETS

IDOT USE ONLY

APPROVED
 By coreanom at 12:46 pm, Jul 30, 2021

BUREAU OF LAND ACQUISITION
 201 WEST CENTER COURT
 SCHAUMBURG, ILLINOIS 60196



Demographic Detail Report

926 Front St, Mchenry, IL 60050

Building Type: **General Retail** Total Available: **7,000 SF**
 Secondary: **Auto Repair** % Leased: **100%**
 GLA: **7,000 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1974**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	8,992	35,625	62,926
2020 Estimate	9,030	35,407	62,611
2010 Census	9,417	35,012	62,065
Growth 2020 - 2025	-0.42%	0.62%	0.50%
Growth 2010 - 2020	-4.11%	1.13%	0.88%
2020 Population by Age			
	9,030	35,407	62,611
Age 0 - 4	545 6.04%	1,996 5.64%	3,483 5.56%
Age 5 - 9	596 6.60%	2,202 6.22%	3,812 6.09%
Age 10 - 14	621 6.88%	2,395 6.76%	4,172 6.66%
Age 15 - 19	565 6.26%	2,293 6.48%	4,079 6.51%
Age 20 - 24	496 5.49%	1,973 5.57%	3,550 5.67%
Age 25 - 29	555 6.15%	2,056 5.81%	3,617 5.78%
Age 30 - 34	615 6.81%	2,189 6.18%	3,786 6.05%
Age 35 - 39	664 7.35%	2,421 6.84%	4,168 6.66%
Age 40 - 44	582 6.45%	2,254 6.37%	3,934 6.28%
Age 45 - 49	626 6.93%	2,520 7.12%	4,470 7.14%
Age 50 - 54	641 7.10%	2,680 7.57%	4,834 7.72%
Age 55 - 59	641 7.10%	2,772 7.83%	5,053 8.07%
Age 60 - 64	531 5.88%	2,344 6.62%	4,299 6.87%
Age 65 - 69	418 4.63%	1,807 5.10%	3,312 5.29%
Age 70 - 74	326 3.61%	1,338 3.78%	2,423 3.87%
Age 75 - 79	245 2.71%	939 2.65%	1,650 2.64%
Age 80 - 84	158 1.75%	568 1.60%	956 1.53%
Age 85+	203 2.25%	662 1.87%	1,014 1.62%
Age 65+	1,350 14.95%	5,314 15.01%	9,355 14.94%
Median Age	38.90	40.40	40.80
Average Age	38.80	39.50	39.60

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Demographic Detail Report

926 Front St, Mchenry, IL 60050

Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	9,030		35,407		62,611	
White	8,572	94.93%	33,752	95.33%	59,701	95.35%
Black	125	1.38%	402	1.14%	734	1.17%
Am. Indian & Alaskan	81	0.90%	198	0.56%	286	0.46%
Asian	106	1.17%	566	1.60%	1,029	1.64%
Hawaiian & Pacific Island	7	0.08%	20	0.06%	33	0.05%
Other	139	1.54%	468	1.32%	828	1.32%
Population by Hispanic Origin	9,030		35,407		62,611	
Non-Hispanic Origin	7,162	79.31%	30,673	86.63%	55,633	88.85%
Hispanic Origin	1,868	20.69%	4,734	13.37%	6,978	11.15%
2020 Median Age, Male	37.60		39.10		39.80	
2020 Average Age, Male	37.50		38.30		38.70	
2020 Median Age, Female	40.40		41.80		41.90	
2020 Average Age, Female	40.20		40.60		40.40	
2020 Population by Occupation Classification	7,154		28,356		50,324	
Civilian Employed	4,653	65.04%	18,826	66.39%	33,737	67.04%
Civilian Unemployed	154	2.15%	635	2.24%	1,154	2.29%
Civilian Non-Labor Force	2,347	32.81%	8,895	31.37%	15,433	30.67%
Armed Forces	0	0.00%	0	0.00%	0	0.00%
Households by Marital Status						
Married	1,657		7,335		13,413	
Married No Children	915		4,004		7,407	
Married w/Children	742		3,330		6,007	
2020 Population by Education	6,861		26,455		46,352	
Some High School, No Diploma	672	9.79%	2,053	7.76%	3,434	7.41%
High School Grad (Incl Equivalency)	2,393	34.88%	8,360	31.60%	14,459	31.19%
Some College, No Degree	1,736	25.30%	8,171	30.89%	14,614	31.53%
Associate Degree	654	9.53%	1,906	7.20%	2,838	6.12%
Bachelor Degree	923	13.45%	3,958	14.96%	7,285	15.72%
Advanced Degree	483	7.04%	2,007	7.59%	3,722	8.03%

Demographic Detail Report

926 Front St, Mchenry, IL 60050

Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	8,455		34,596		62,216	
Real Estate & Finance	274	3.24%	1,257	3.63%	2,285	3.67%
Professional & Management	1,591	18.82%	7,036	20.34%	13,867	22.29%
Public Administration	80	0.95%	595	1.72%	1,121	1.80%
Education & Health	840	9.93%	3,108	8.98%	6,019	9.67%
Services	1,092	12.92%	3,554	10.27%	5,745	9.23%
Information	79	0.93%	362	1.05%	629	1.01%
Sales	1,355	16.03%	5,554	16.05%	9,466	15.21%
Transportation	79	0.93%	376	1.09%	583	0.94%
Retail	753	8.91%	2,941	8.50%	4,825	7.76%
Wholesale	189	2.24%	646	1.87%	1,342	2.16%
Manufacturing	676	8.00%	2,876	8.31%	4,974	7.99%
Production	687	8.13%	2,504	7.24%	4,393	7.06%
Construction	374	4.42%	1,844	5.33%	3,338	5.37%
Utilities	144	1.70%	820	2.37%	1,631	2.62%
Agriculture & Mining	11	0.13%	165	0.48%	294	0.47%
Farming, Fishing, Forestry	3	0.04%	31	0.09%	52	0.08%
Other Services	228	2.70%	927	2.68%	1,652	2.66%
2020 Worker Travel Time to Job	4,518		18,084		32,363	
<30 Minutes	2,737	60.58%	10,004	55.32%	16,857	52.09%
30-60 Minutes	1,143	25.30%	5,087	28.13%	9,628	29.75%
60+ Minutes	638	14.12%	2,993	16.55%	5,878	18.16%
2010 Households by HH Size	3,705		13,112		23,052	
1-Person Households	1,107	29.88%	3,213	24.50%	5,202	22.57%
2-Person Households	1,131	30.53%	4,190	31.96%	7,582	32.89%
3-Person Households	564	15.22%	2,151	16.40%	3,954	17.15%
4-Person Households	527	14.22%	2,061	15.72%	3,640	15.79%
5-Person Households	222	5.99%	930	7.09%	1,682	7.30%
6-Person Households	80	2.16%	346	2.64%	632	2.74%
7 or more Person Households	74	2.00%	221	1.69%	360	1.56%
2020 Average Household Size	2.50		2.70		2.70	
Households						
2025 Projection	3,525		13,343		23,377	
2020 Estimate	3,542		13,259		23,258	
2010 Census	3,705		13,112		23,053	
Growth 2020 - 2025	-0.48%		0.63%		0.51%	
Growth 2010 - 2020	-4.40%		1.12%		0.89%	

Demographic Detail Report

926 Front St, Mchenry, IL 60050

Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Income	3,542	13,260	23,258
<\$25,000	750 21.17%	2,012 15.17%	3,002 12.91%
\$25,000 - \$50,000	606 17.11%	2,051 15.47%	3,481 14.97%
\$50,000 - \$75,000	651 18.38%	2,753 20.76%	4,943 21.25%
\$75,000 - \$100,000	478 13.50%	1,940 14.63%	3,212 13.81%
\$100,000 - \$125,000	364 10.28%	1,598 12.05%	2,877 12.37%
\$125,000 - \$150,000	284 8.02%	1,039 7.84%	1,941 8.35%
\$150,000 - \$200,000	203 5.73%	1,149 8.67%	2,306 9.91%
\$200,000+	206 5.82%	718 5.41%	1,496 6.43%
2020 Avg Household Income	\$83,334	\$90,178	\$95,684
2020 Med Household Income	\$63,506	\$73,221	\$76,580
2020 Occupied Housing	3,543	13,259	23,259
Owner Occupied	2,243 63.31%	10,409 78.51%	18,838 80.99%
Renter Occupied	1,300 36.69%	2,850 21.49%	4,421 19.01%
2010 Housing Units	4,043	14,463	25,191
1 Unit	2,668 65.99%	11,901 82.29%	21,901 86.94%
2 - 4 Units	407 10.07%	938 6.49%	1,151 4.57%
5 - 19 Units	737 18.23%	1,220 8.44%	1,662 6.60%
20+ Units	231 5.71%	404 2.79%	477 1.89%
2020 Housing Value	2,242	10,409	18,837
<\$100,000	175 7.81%	753 7.23%	1,266 6.72%
\$100,000 - \$200,000	1,081 48.22%	4,328 41.58%	7,340 38.97%
\$200,000 - \$300,000	735 32.78%	3,323 31.92%	5,865 31.14%
\$300,000 - \$400,000	153 6.82%	1,164 11.18%	2,602 13.81%
\$400,000 - \$500,000	64 2.85%	530 5.09%	1,115 5.92%
\$500,000 - \$1,000,000	26 1.16%	233 2.24%	500 2.65%
\$1,000,000+	8 0.36%	78 0.75%	149 0.79%
2020 Median Home Value	\$187,511	\$203,716	\$213,853
2020 Housing Units by Yr Built	4,045	14,493	25,448
Built 2010+	54 1.33%	426 2.94%	595 2.34%
Built 2000 - 2010	617 15.25%	3,012 20.78%	5,140 20.20%
Built 1990 - 1999	417 10.31%	2,281 15.74%	4,431 17.41%
Built 1980 - 1989	742 18.34%	2,068 14.27%	3,362 13.21%
Built 1970 - 1979	693 17.13%	2,320 16.01%	3,782 14.86%
Built 1960 - 1969	415 10.26%	1,300 8.97%	2,181 8.57%
Built 1950 - 1959	488 12.06%	1,476 10.18%	2,889 11.35%
Built <1949	619 15.30%	1,610 11.11%	3,068 12.06%
2020 Median Year Built	1976	1982	1981

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