

FOR SALE

DEVELOPMENT OPPORTUNITY

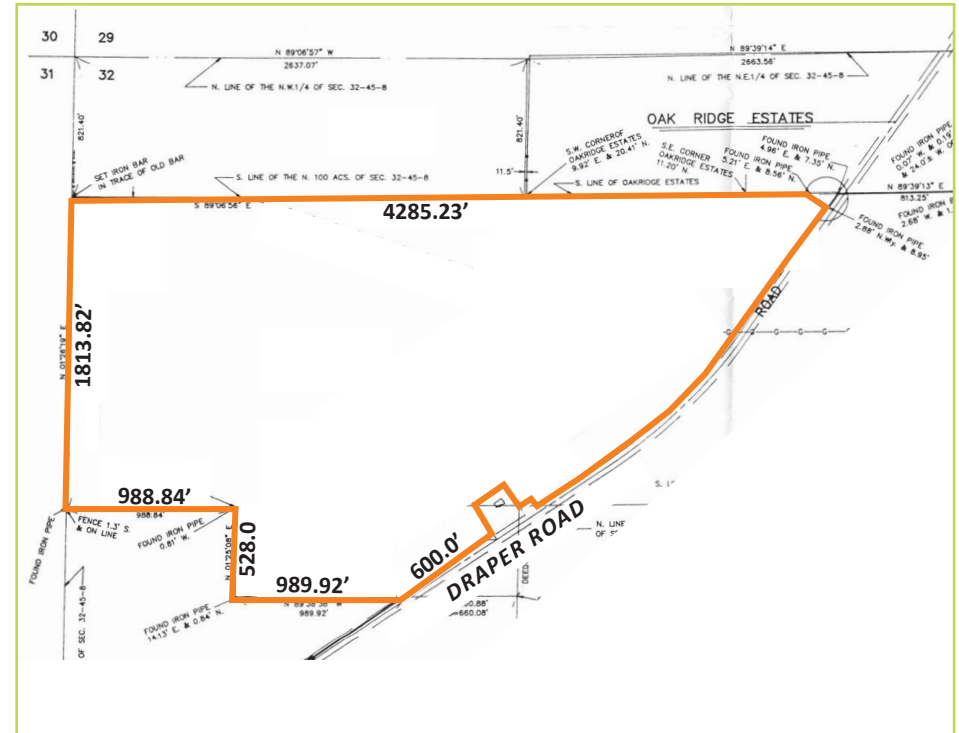
Draper Road, West of Curan Road, McHenry, IL



PROPERTY HIGHLIGHTS

- + ±156 acres
- + Zoned RS-1 Low-Density Single Family Residential
- + In close proximity to McHenry Metra Train Station with daily service to Chicago
- + Large SF ranch home may be available
- + Within McHenry Central Consolidated School District 156
- + Traffic Counts:
4,850 vehicles per day on Curan Road
- + PIN Numbers:
09-32-100-010, 09-32-100-011,
09-32-300-018
- + Taxes: \$25,011
- + Asking: \$2,100,000
- + Please call for additional information

SURVEY



AREA AMENITIES & TRANSPORTATION CORRIDORS

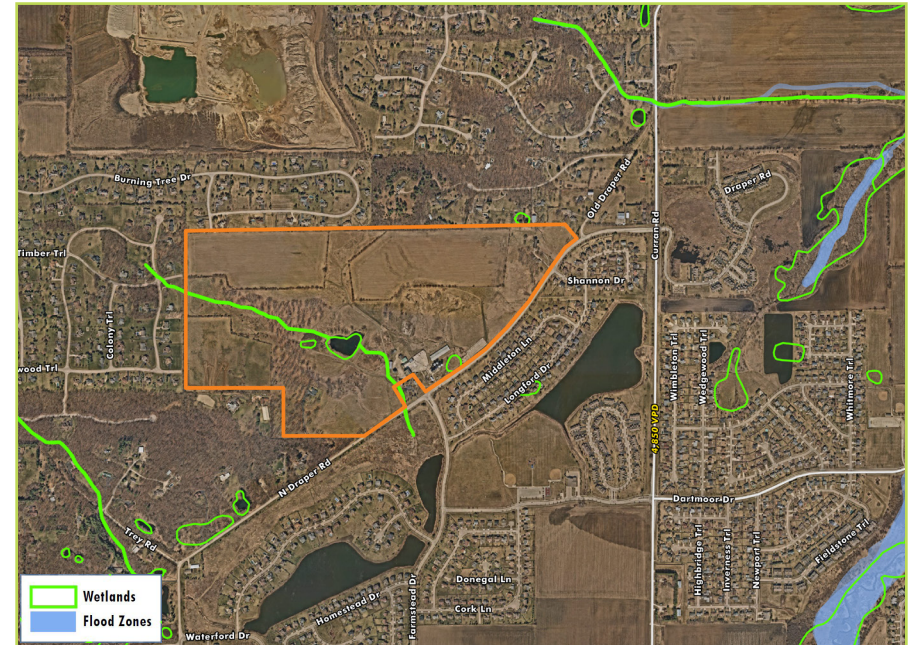


CONCEPT PLAN



DEMOGRAPHIC SNAPSHOT AND FLOODPLAINS/WETLANDS

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	3,451	24,815	57,380
Average Household Income	\$125,366	\$89,745	\$100,341
Average Housing Value	\$275,225	\$215,400	\$248,438



PLEASE CONTACT:

DAVE ERICKSON

Senior Associate

+1 630 573 1280

david.erickson@cbre.com

TONY GANGE

Executive Vice President

+1 630 573 7030

tony.gange@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.