

For
Sale

AVAILABLE:
8.40 Acres

3401 Richmond Road Johnsburg, IL

AVAILABLE:	8.40 ACRES
ZONING:	C-1 (POTENTIAL 8-2 OR B-3)
PIN:	09-14-300-022 09-14-300-021
VPD:	19,000
REAL ESTATE TAXES:	\$32,901 (2025)
SALE PRICE:	SUBJECT TO OFFER

- Premier redevelopment site in Johnsborg
- In proximity to major retailers: Walmart, Dick's Sporting Goods, Buffalo Wild Wings, Old Navy, Ross, and more
- Cannabis approved for dispensary, grow, cultivation, infusing, processing, and transport
- Strong Visibility on Route 31

✓
Adjacent to
Residential
Development

✓
Prime Mixed Use
Redevelopment
Parcel on
Rt. 31

✓
QSR Lots
Available

✓
Potential Uses
Include
Commercial,
Retail,
Residential

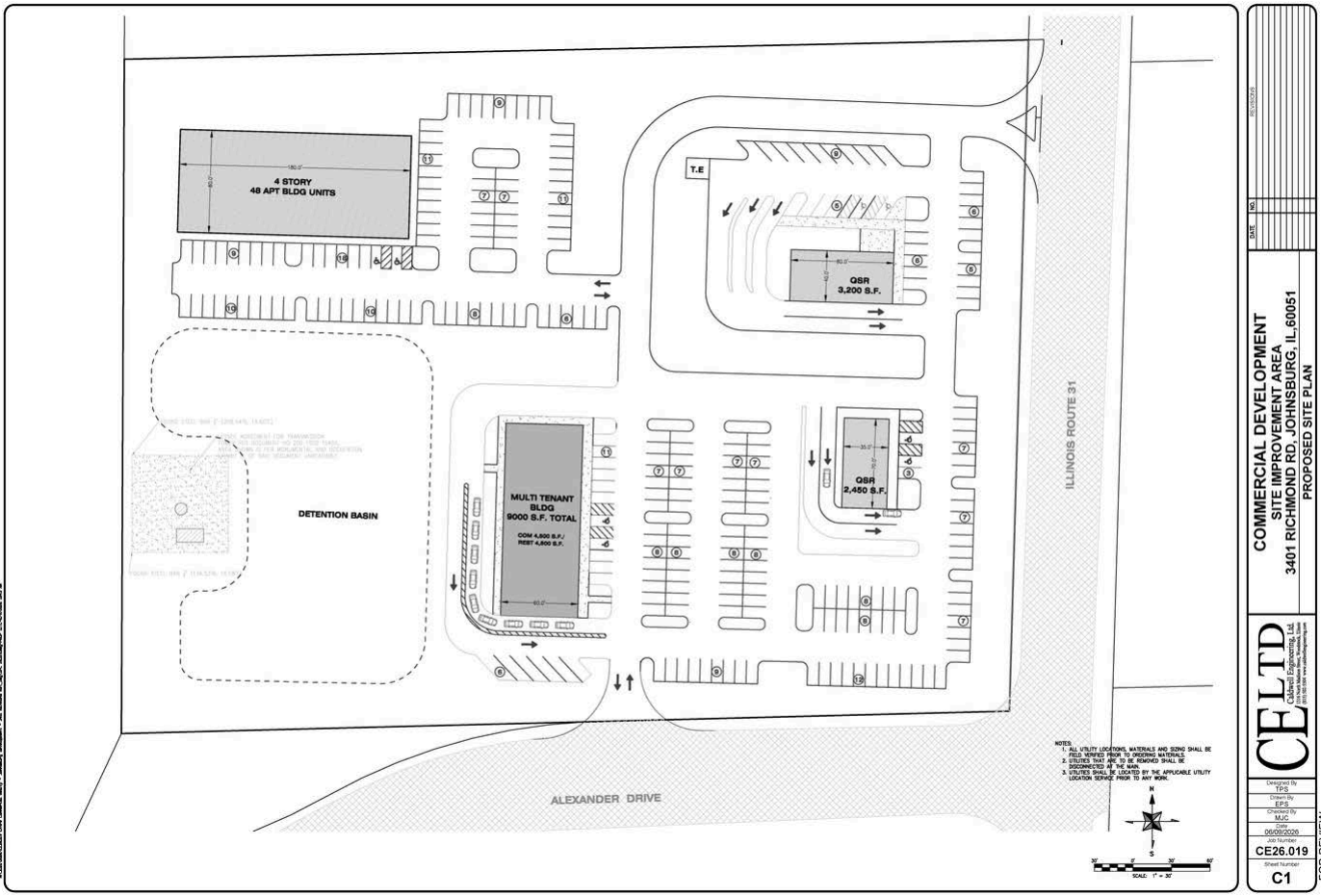
Presented By:

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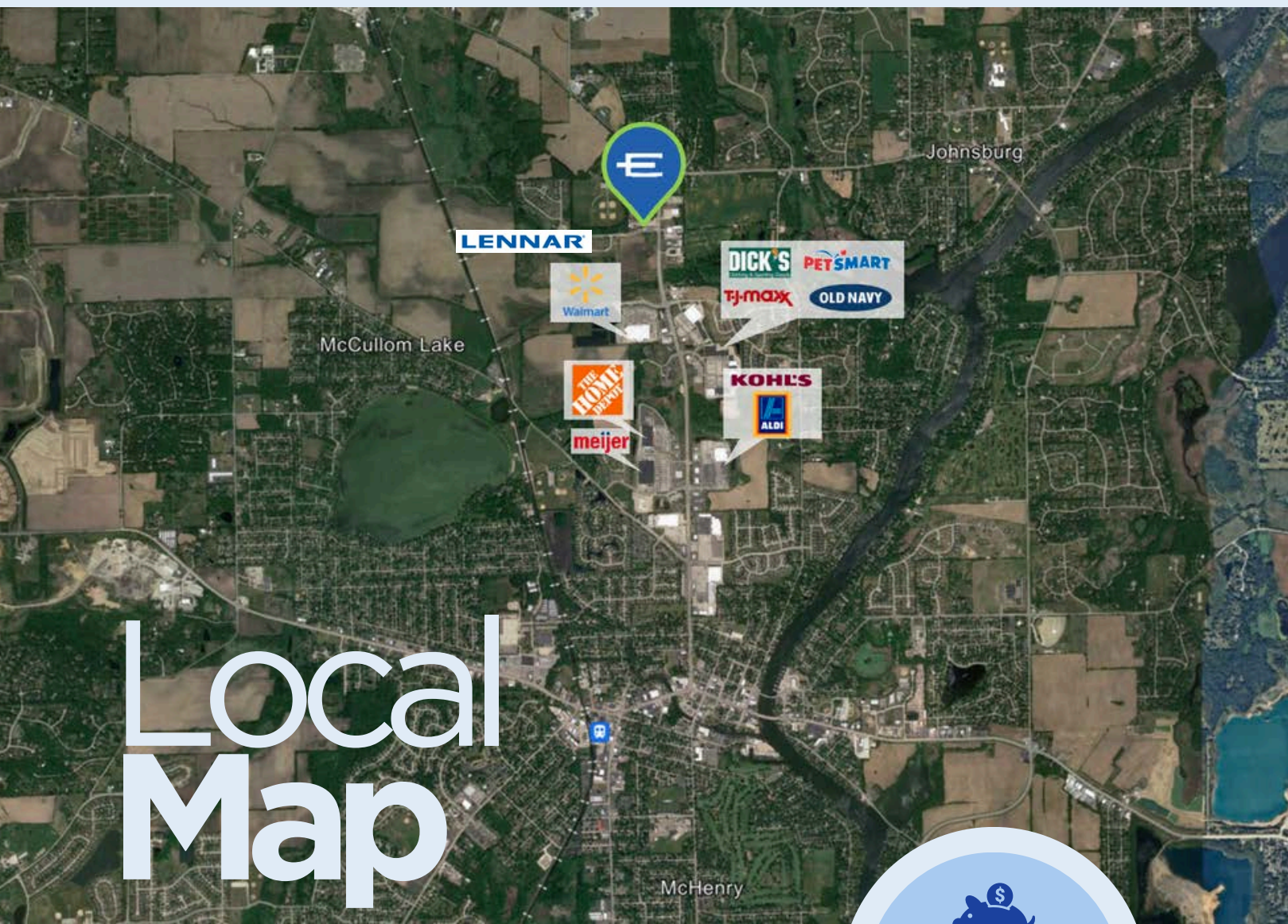
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Conceptual Plan



Property Photos





Local Map

3401 Richmond Road
Johnsburg, IL



Low
McHenry
County
Taxes



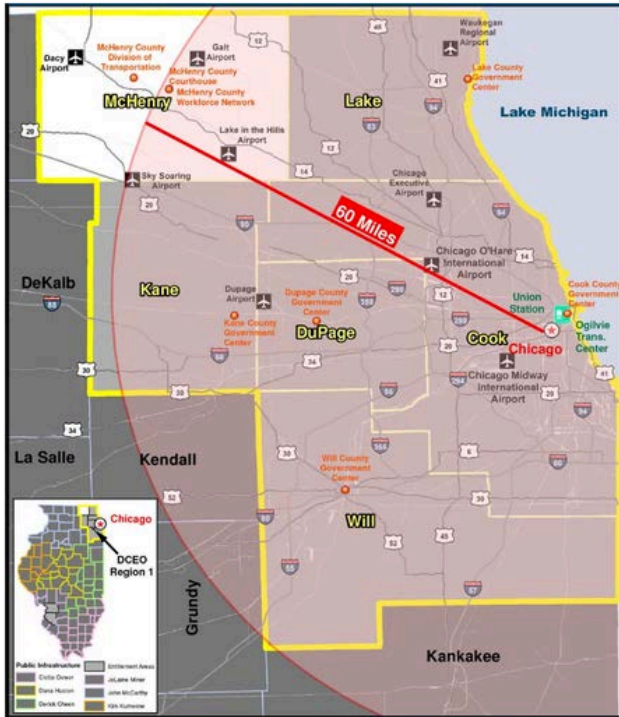
Growing
Community
w/Demand
for Retail
Development



Frontage
on Route
31



Location



McHenry County

Strategically located on the Illinois/Wisconsin border, McHenry County lies in the center of the Chicago, Milwaukee and Rockford business triangle providing the transportation, labor and utility benefits of the Chicagoland region. With a solid financial structure, abundant open land and move-in ready business parks, McHenry County boasts an educated and skilled workforce to serve vibrant, innovative and expanding industries.



Diverse Industry Mix

Advanced manufacturing, electronics, medical device and agriculture with high tech and innovation companies, business parks, supply chain access to Chicago metro 6-county area as well as Milwaukee metro area.



Educated Workforce

Highly educated workforce with 92% HS graduate or higher; 32.2% BA degree or higher, educational opportunities at colleges and universities; workforce training a priority.



Extensive Transportation

Access to 3 airports – Chicago O'Hare, cargo hubs at both Chicago Rockford and Milwaukee International Airports; Class A rail and high capacity roadways.



Varied Housing Options

Vintage homes, riverside condos, country estates, unique neighborhoods in 30 family friendly towns and villages with America's Midwest work ethic and values.



Excellent Quality of Life

Multiple recreational adventures with private and public golf courses, boating, fishing, cultural activities, open space and seasonal change.



Reliable Utilities

Top performing electric reliability with business incentive programs; cost effective, and responsive providers.



Medical and Healthcare Facilities

Community based health care systems, leading edge technology, easy access to renown medical centers in Illinois and Wisconsin.



Business Friendly Communities

Responsive local and county governments who understand the value of consensus building for the future, solid financial structure with an AAA bond rating.



**Exclusively
Presented By:**

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