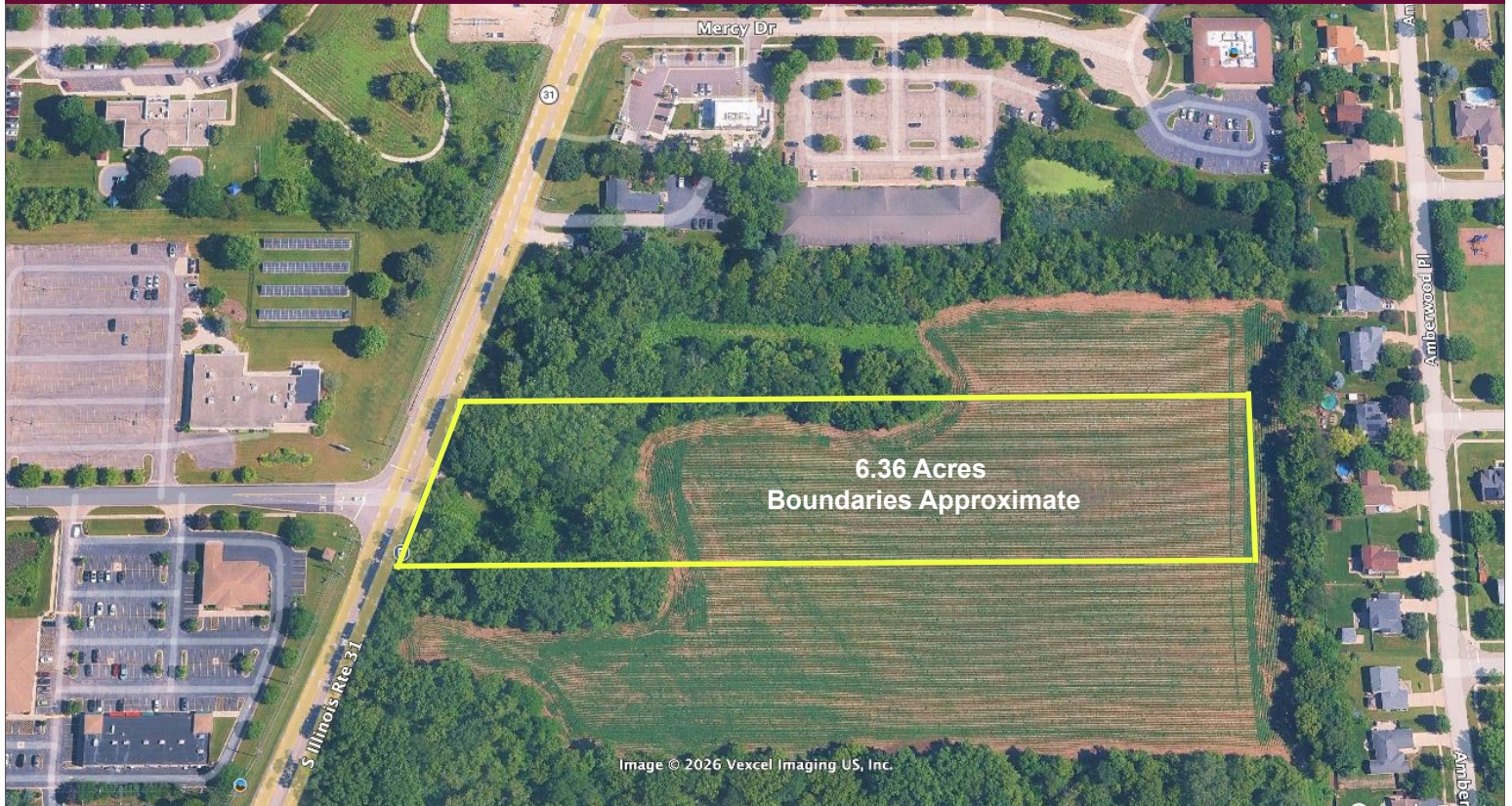


FOR SALE

6.36 Acre Development Site
1004 S Route 31, McHenry, IL



HIGH TRAFFIC LOCATION

ASKING PRICE: \$650,000

TAXES 2024: N/A

PIN: 14-02-352-027

CURRENT ZONING: E Estate

- City Water to Site
- Sanitary Sewer to Site
- Electric to Site
- Natural Gas to Site
- 285 Feet of Route 31 Frontage
- Traffic Count: 22,000+ Vehicles Per Day
- Trees Cleared: Non-Wooded Parcel
- 100% Well-Drained, Upland Soils
- Low Risk Flood Area

**BERKSHIRE
HATHAWAY**
HOMESERVICES

STARCK
REAL ESTATE

COMMERCIAL DIVISION

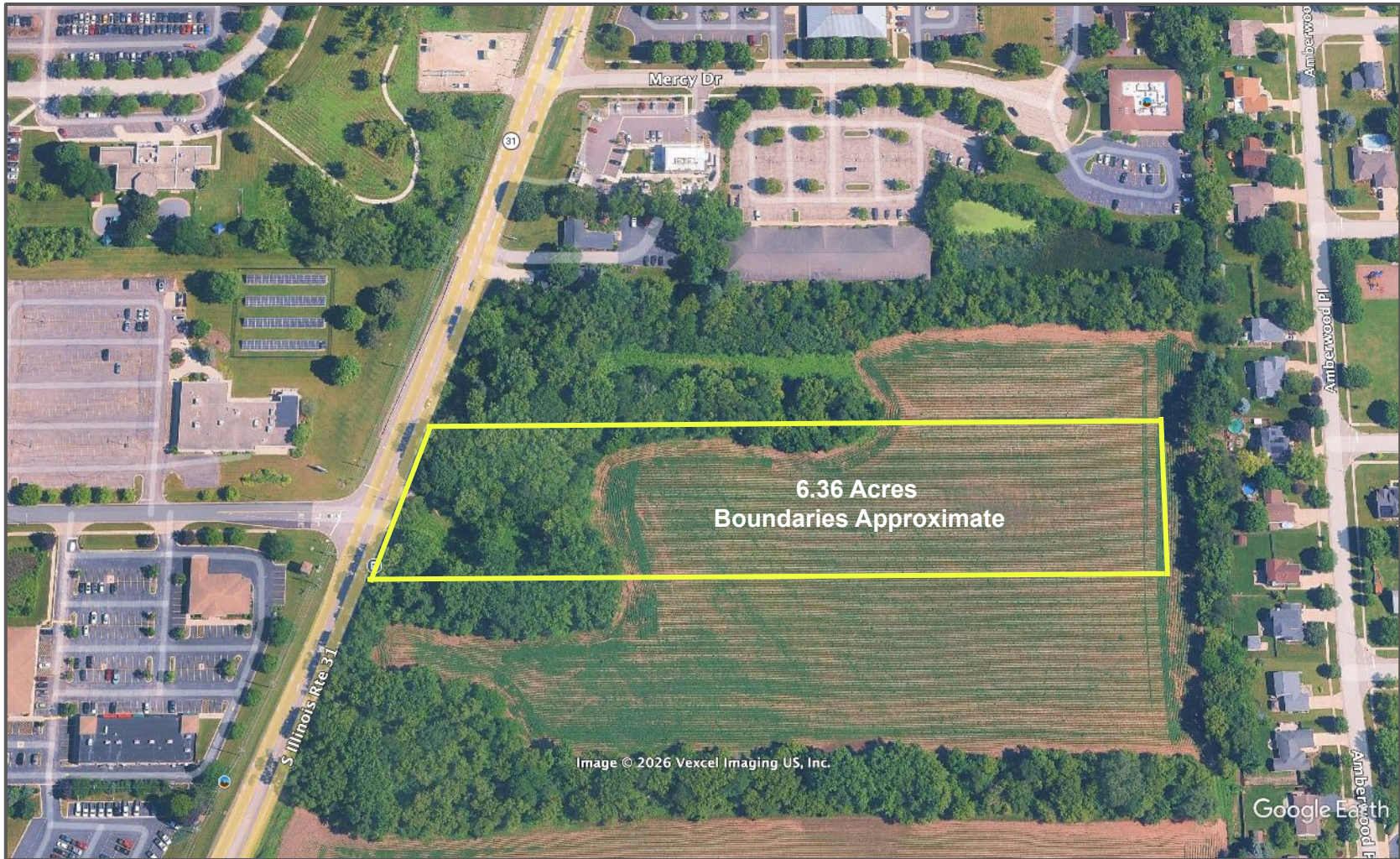
Jack Minero, Broker
JMinero@StarckRE.com
815.382.9728

Elizabeth DeMeo, Broker
EDeMeo@StarckRE.com
815.260.9042

StarckRE.com

330 W. Virginia Street, Crystal Lake, IL 60014

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6.36 Acres
Boundaries Approximate

Image © 2026 Vexcel Imaging US, Inc.

Google Earth

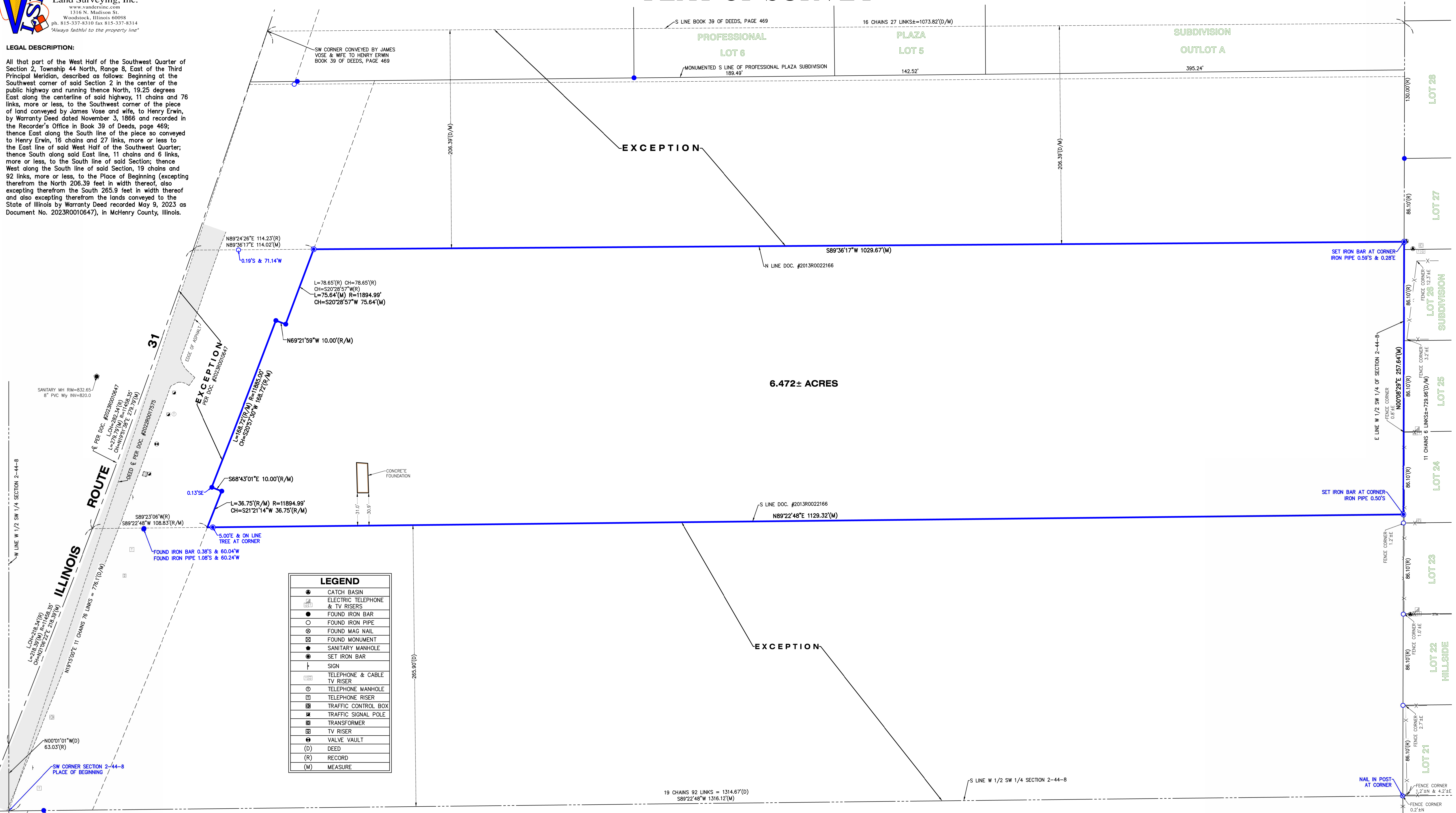


Image © 2026 Vexcel Imaging US, Inc.

Google Earth

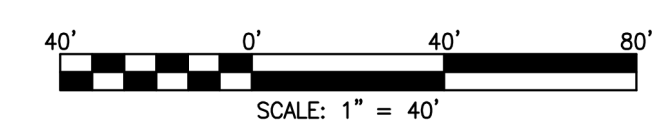
PLAT OF SURVEY

LEGAL DESCRIPTION:
All that part of the West Half of the Southwest Quarter of Section 2, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of said Section 2 in the center of the public highway and running thence North, 19.25 degrees East along the centerline of said highway, 11 chains and 76 links, more or less, to the Southwest corner of the piece of land conveyed by James Vose and wife, to Henry Erwin, by Warranty Deed dated November 3, 1866 and recorded in the Recorder's Office in Book 39 of Deeds, page 469; thence East along the South line of the piece so conveyed to Henry Erwin, 16 chains and 27 links, more or less to the East line of said West Half of the Southwest Quarter; thence South along said East line, 11 chains and 6 links, more or less, to the South line of said Section; thence West along the South line of said Section, 19 chains and 92 links, more or less, to the Place of Beginning (excepting therefrom the North 206.39 feet in width thereof, also excepting therefrom the South 265.9 feet in width thereof and also excepting therefrom the lands conveyed to the State of Illinois by Warranty Deed recorded May 9, 2023 as Document No. 2023R0010647), in McHenry County, Illinois.



LEGEND	
●	CATCH BASIN
⊕	ELECTRIC TELEPHONE & TV RISERS
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊙	FOUND MAG NAIL
⊠	FOUND MONUMENT
●	SANITARY MANHOLE
●	SET IRON BAR
+	SIGN
⊕	TELEPHONE & CABLE TV RISER
⊙	TELEPHONE MANHOLE
⊕	TELEPHONE RISER
⊠	TRAFFIC CONTROL BOX
⊠	TRAFFIC SIGNAL POLE
⊠	TRANSFORMER
⊕	TV RISER
⊕	VALVE VAULT
(D)	DEED
(R)	RECORD
(M)	MEASURE

CLIENT: MCHENRY TOWNSHIP FIRE PROTECTION DISTRICT
DRAWN BY: SES CHECKED BY: TVA
SCALE: 1"=40' SEC. 2 T. 44 R. 8 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 14-02-352-027
JOB NO.: 240617 I.D. MBV
FIELDWORK COMP.: 08/15/24 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL REF. 221283
PARTS THEREOF CORRECTED TO 68° F.



NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

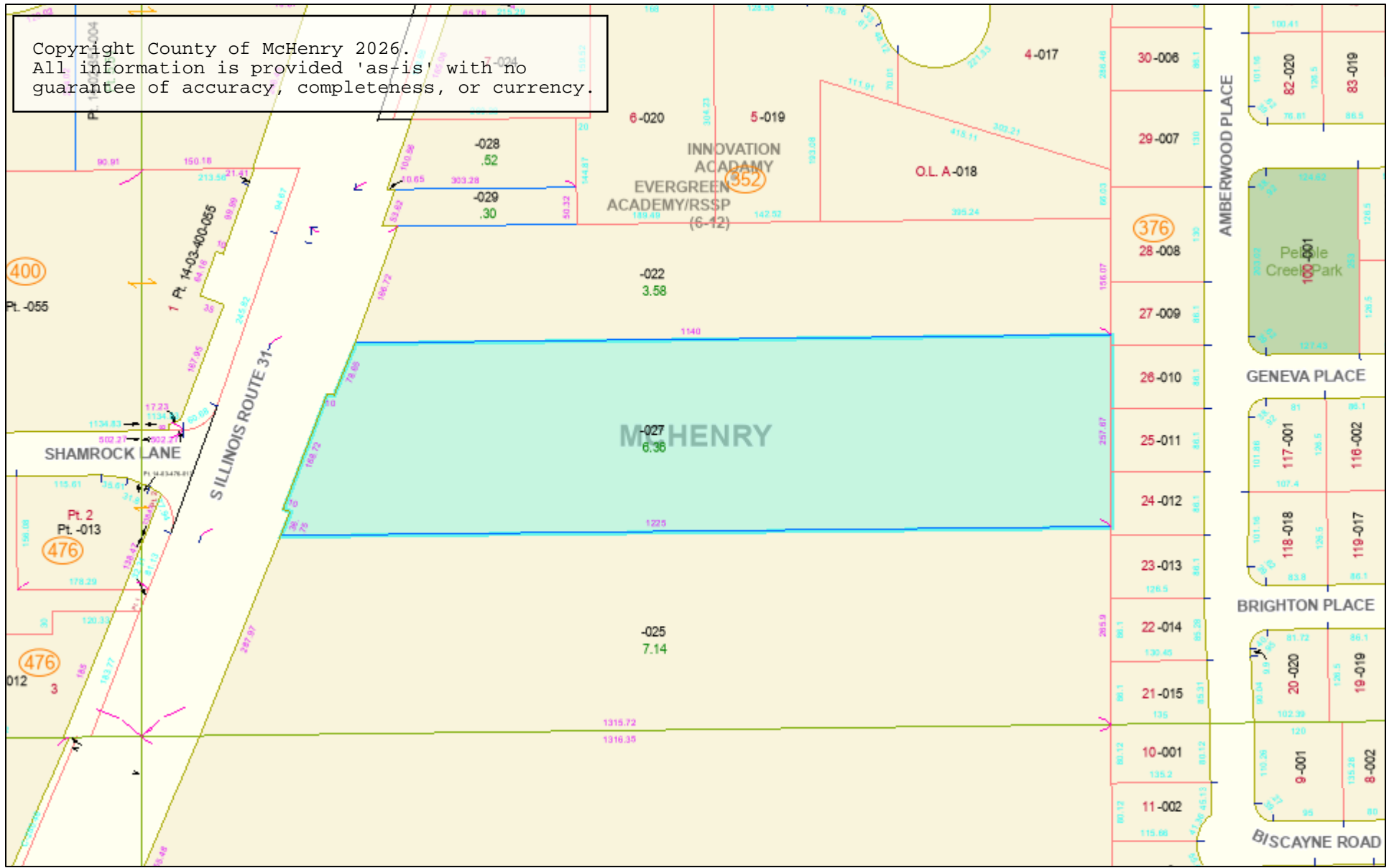
- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

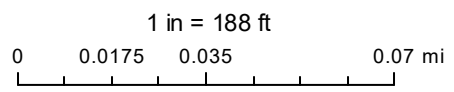


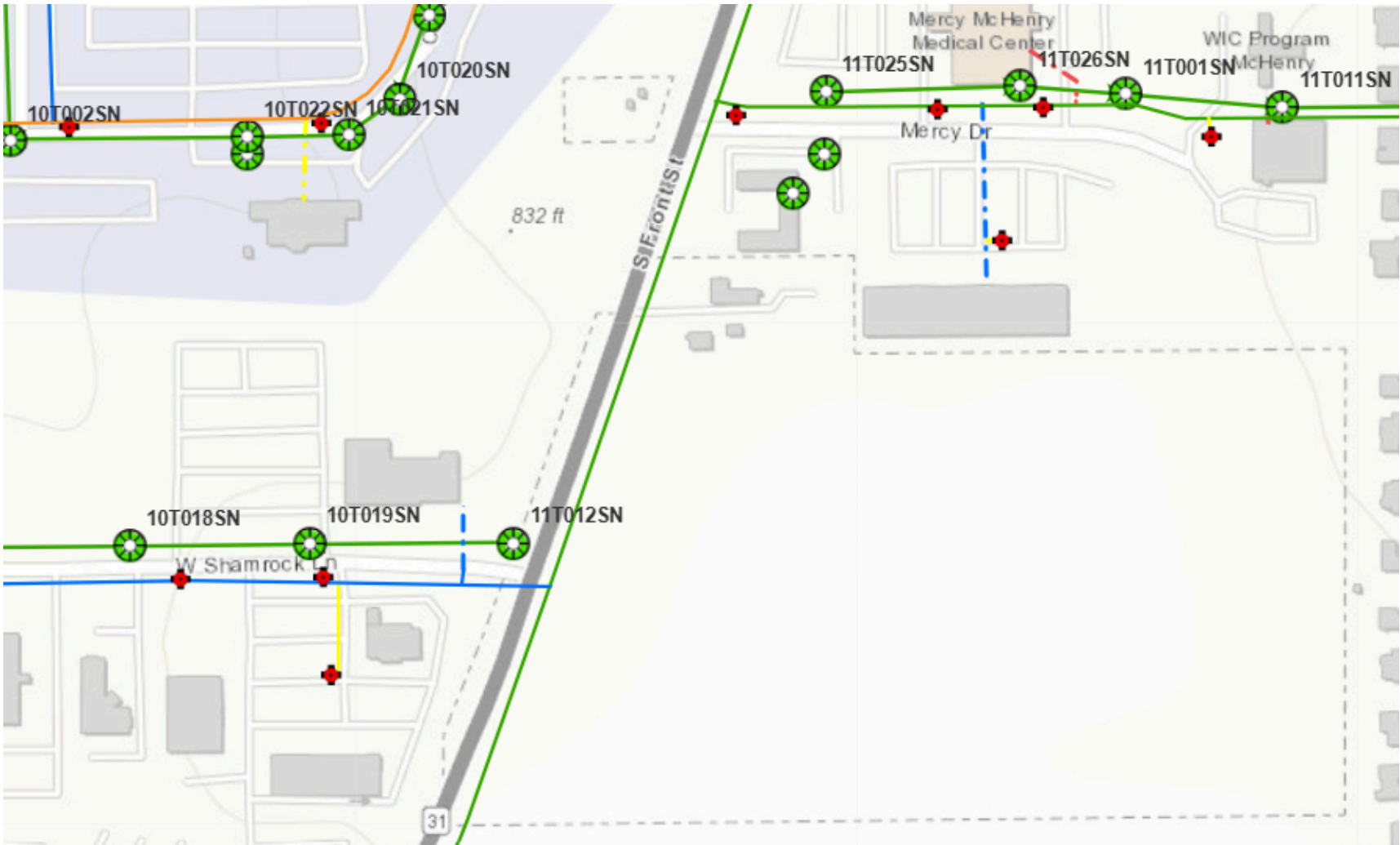
STATE OF ILLINOIS)
COUNTY OF MCHENRY) S.S.
In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.
Dated at Woodstock, McHenry County, Illinois 08/28 A.D., 2024.
Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792
By: *Terry L. Van Alstine*
Illinois Professional Land Surveyor No. 3055

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 guarantee of accuracy, completeness, or currency.





















April 24, 2026




















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

 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

Demographic Detail Report

6+ ACRE DEVELOPEMENT SITE

1004 S State Route 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			
2030 Projection	3,813	31,019	72,946
2025 Estimate	3,746	30,388	71,332
2020 Census	3,653	29,236	67,942
Growth 2025 - 2030	1.79%	2.08%	2.26%
Growth 2020 - 2025	2.55%	3.94%	4.99%
2025 Population by Age			
	3,746	30,388	71,332
Age 0 - 4	196 5.23%	1,573 5.18%	3,628 5.09%
Age 5 - 9	195 5.21%	1,638 5.39%	3,853 5.40%
Age 10 - 14	208 5.55%	1,766 5.81%	4,196 5.88%
Age 15 - 19	207 5.53%	1,819 5.99%	4,368 6.12%
Age 20 - 24	197 5.26%	1,725 5.68%	4,133 5.79%
Age 25 - 29	212 5.66%	1,685 5.54%	3,898 5.46%
Age 30 - 34	251 6.70%	1,889 6.22%	4,191 5.88%
Age 35 - 39	274 7.31%	2,106 6.93%	4,676 6.56%
Age 40 - 44	255 6.81%	2,034 6.69%	4,711 6.60%
Age 45 - 49	231 6.17%	1,882 6.19%	4,498 6.31%
Age 50 - 54	235 6.27%	1,907 6.28%	4,642 6.51%
Age 55 - 59	257 6.86%	2,048 6.74%	5,015 7.03%
Age 60 - 64	268 7.15%	2,121 6.98%	5,146 7.21%
Age 65 - 69	244 6.51%	1,963 6.46%	4,737 6.64%
Age 70 - 74	194 5.18%	1,598 5.26%	3,805 5.33%
Age 75 - 79	137 3.66%	1,167 3.84%	2,724 3.82%
Age 80 - 84	84 2.24%	729 2.40%	1,618 2.27%
Age 85+	101 2.70%	738 2.43%	1,492 2.09%
Age 65+	760 20.29%	6,195 20.39%	14,376 20.15%
Median Age	42.60	42.40	42.90
Average Age	42.10	41.90	41.80



Demographic Detail Report

6+ ACRE DEVELOPEMENT SITE

1004 S State Route 31, McHenry, IL 60050

Radius	1 Mile	3 Mile	5 Mile
2025 Population By Race	3,746	30,388	71,332
White	3,110 83.02%	24,307 79.99%	58,227 81.63%
Black	62 1.66%	422 1.39%	930 1.30%
Am. Indian & Alaskan	32 0.85%	216 0.71%	429 0.60%
Asian	78 2.08%	558 1.84%	1,422 1.99%
Hawaiian & Pacific Island	2 0.05%	11 0.04%	20 0.03%
Other	462 12.33%	4,875 16.04%	10,305 14.45%
Population by Hispanic Origin	3,746	30,388	71,332
Non-Hispanic Origin	3,286 87.72%	25,477 83.84%	61,260 85.88%
Hispanic Origin	461 12.31%	4,911 16.16%	10,071 14.12%
2025 Median Age, Male	41.60	41.00	41.80
2025 Average Age, Male	41.30	40.60	40.90
2025 Median Age, Female	43.70	44.00	44.00
2025 Average Age, Female	43.00	43.10	42.80
2025 Population by Occupation Classification	3,106	25,047	58,786
Civilian Employed	1,966 63.30%	16,394 65.45%	39,003 66.35%
Civilian Unemployed	49 1.58%	582 2.32%	1,507 2.56%
Civilian Non-Labor Force	1,091 35.13%	7,967 31.81%	18,145 30.87%
Armed Forces	0 0.00%	104 0.42%	131 0.22%
Households by Marital Status			
Married	710	5,832	14,636
Married No Children	460	3,714	9,212
Married w/Children	250	2,118	5,424
2025 Population by Education	3,031	23,277	54,222
Some High School, No Diploma	24 0.79%	1,556 6.68%	3,465 6.39%
High School Grad (Incl Equivalency)	650 21.45%	6,437 27.65%	14,052 25.92%
Some College, No Degree	991 32.70%	7,409 31.83%	16,087 29.67%
Associate Degree	286 9.44%	1,410 6.06%	3,068 5.66%
Bachelor Degree	742 24.48%	4,563 19.60%	12,009 22.15%
Advanced Degree	338 11.15%	1,902 8.17%	5,541 10.22%



Demographic Detail Report

6+ ACRE DEVELOPEMENT SITE

1004 S State Route 31, McHenry, IL 60050

Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	3,565		30,075		72,046	
Real Estate & Finance	215	6.03%	1,107	3.68%	2,519	3.50%
Professional & Management	1,092	30.63%	7,700	25.60%	20,239	28.09%
Public Administration	82	2.30%	445	1.48%	1,168	1.62%
Education & Health	425	11.92%	3,043	10.12%	7,561	10.49%
Services	264	7.41%	2,519	8.38%	5,251	7.29%
Information	0	0.00%	178	0.59%	622	0.86%
Sales	402	11.28%	3,634	12.08%	8,770	12.17%
Transportation	23	0.65%	218	0.72%	707	0.98%
Retail	299	8.39%	2,497	8.30%	4,800	6.66%
Wholesale	71	1.99%	690	2.29%	1,521	2.11%
Manufacturing	235	6.59%	2,482	8.25%	6,021	8.36%
Production	193	5.41%	2,444	8.13%	5,323	7.39%
Construction	145	4.07%	1,610	5.35%	3,776	5.24%
Utilities	36	1.01%	763	2.54%	1,810	2.51%
Agriculture & Mining	12	0.34%	69	0.23%	265	0.37%
Farming, Fishing, Forestry	0	0.00%	17	0.06%	44	0.06%
Other Services	71	1.99%	659	2.19%	1,649	2.29%
2025 Worker Travel Time to Job	1,708		14,617		34,330	
<30 Minutes	908	53.16%	7,971	54.53%	17,689	51.53%
30-60 Minutes	633	37.06%	4,504	30.81%	11,060	32.22%
60+ Minutes	167	9.78%	2,142	14.65%	5,581	16.26%
2020 Households by HH Size	1,502		11,532		26,106	
1-Person Households	449	29.89%	3,149	27.31%	6,194	23.73%
2-Person Households	513	34.15%	3,927	34.05%	9,078	34.77%
3-Person Households	210	13.98%	1,830	15.87%	4,339	16.62%
4-Person Households	189	12.58%	1,539	13.35%	3,880	14.86%
5-Person Households	86	5.73%	656	5.69%	1,636	6.27%
6-Person Households	29	1.93%	272	2.36%	638	2.44%
7 or more Person Households	26	1.73%	159	1.38%	341	1.31%
2025 Average Household Size	2.40		2.50		2.60	
Households						
2030 Projection	1,564		12,209		28,039	
2025 Estimate	1,537		11,960		27,406	
2020 Census	1,502		11,533		26,106	
Growth 2025 - 2030	1.76%		2.08%		2.31%	
Growth 2020 - 2025	2.33%		3.70%		4.98%	



Demographic Detail Report

6+ ACRE DEVELOPEMENT SITE

1004 S State Route 31, McHenry, IL 60050

Radius	1 Mile	3 Mile	5 Mile
2025 Households by HH Income	1,536	11,959	27,404
<\$25,000	130 8.46%	959 8.02%	2,122 7.74%
\$25,000 - \$50,000	354 23.05%	2,323 19.42%	4,006 14.62%
\$50,000 - \$75,000	178 11.59%	1,761 14.73%	4,292 15.66%
\$75,000 - \$100,000	233 15.17%	1,624 13.58%	3,482 12.71%
\$100,000 - \$125,000	182 11.85%	1,537 12.85%	3,446 12.57%
\$125,000 - \$150,000	173 11.26%	1,243 10.39%	2,705 9.87%
\$150,000 - \$200,000	146 9.51%	1,171 9.79%	3,182 11.61%
\$200,000+	140 9.11%	1,341 11.21%	4,169 15.21%
2025 Avg Household Income	\$105,792	\$110,640	\$123,034
2025 Med Household Income	\$86,373	\$89,416	\$98,563
2025 Occupied Housing	1,537	11,960	27,406
Owner Occupied	1,122 73.00%	8,795 73.54%	21,534 78.57%
Renter Occupied	415 27.00%	3,165 26.46%	5,872 21.43%
2020 Housing Units	1,606	12,642	28,930
1 Unit	1,195 74.41%	10,400 82.27%	25,369 87.69%
2 - 4 Units	56 3.49%	883 6.98%	1,136 3.93%
5 - 19 Units	185 11.52%	874 6.91%	1,623 5.61%
20+ Units	170 10.59%	485 3.84%	802 2.77%
2025 Housing Value	1,122	8,794	21,534
<\$100,000	69 6.15%	317 3.60%	766 3.56%
\$100,000 - \$200,000	138 12.30%	1,697 19.30%	3,483 16.17%
\$200,000 - \$300,000	551 49.11%	3,145 35.76%	6,324 29.37%
\$300,000 - \$400,000	314 27.99%	2,255 25.64%	5,317 24.69%
\$400,000 - \$500,000	39 3.48%	877 9.97%	3,352 15.57%
\$500,000 - \$1,000,000	11 0.98%	478 5.44%	2,129 9.89%
\$1,000,000+	0 0.00%	25 0.28%	163 0.76%
2025 Median Home Value	\$264,246	\$275,770	\$303,649
2025 Housing Units by Yr Built	1,620	12,701	29,149
Built 2010+	175 10.80%	1,298 10.22%	2,676 9.18%
Built 2000 - 2010	386 23.83%	2,628 20.69%	5,504 18.88%
Built 1990 - 1999	607 37.47%	2,125 16.73%	5,977 20.50%
Built 1980 - 1989	255 15.74%	1,630 12.83%	3,968 13.61%
Built 1970 - 1979	100 6.17%	1,896 14.93%	4,074 13.98%
Built 1960 - 1969	38 2.35%	1,102 8.68%	1,970 6.76%
Built 1950 - 1959	34 2.10%	1,212 9.54%	2,583 8.86%
Built <1949	25 1.54%	810 6.38%	2,397 8.22%
2025 Median Year Built	1995	1987	1988

