

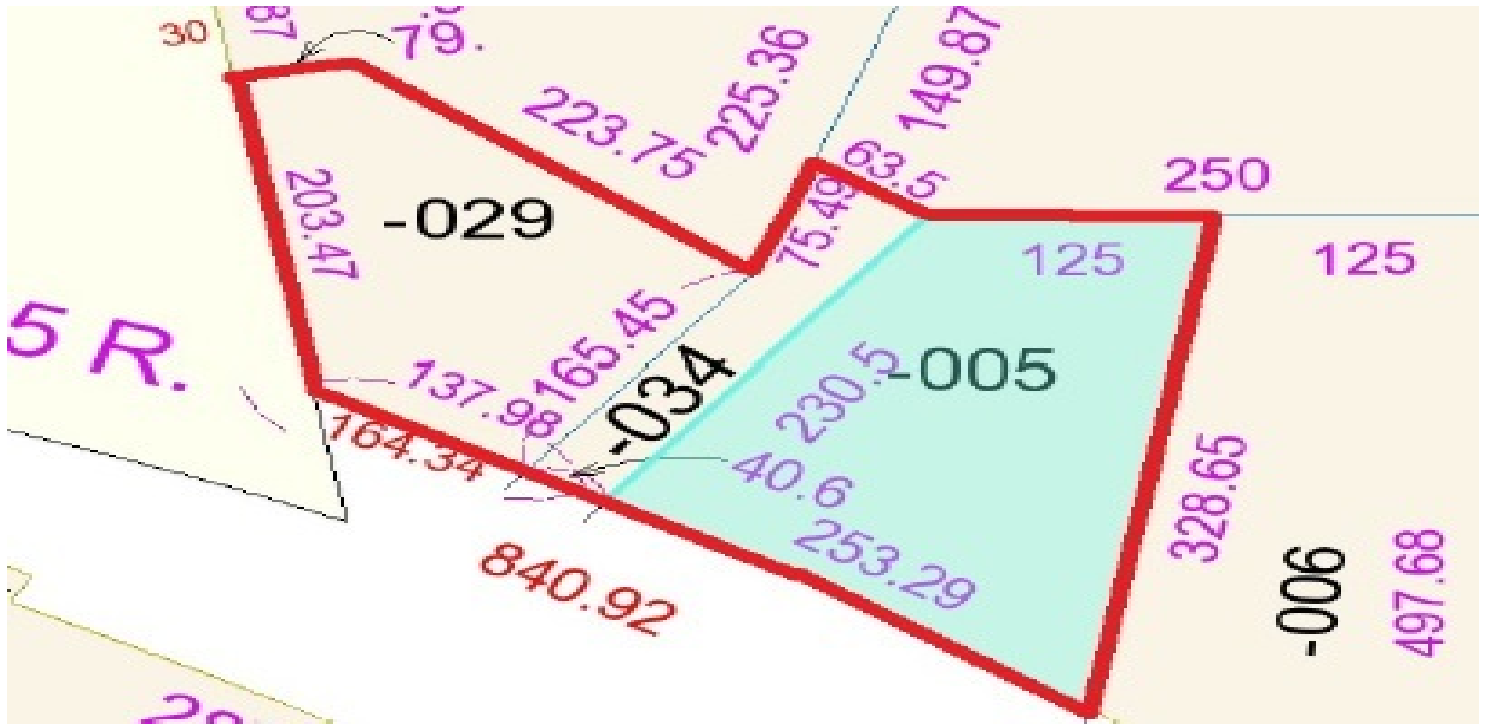


COMMERCIAL LAND

9600 & 9604 US HIGHWAY 14
WOODSTOCK, IL 60098

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President
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Property Summary



OFFERING SUMMARY

Suggested Opening Bid:	\$50,000
Lot Size:	Approx. 2.12 Acres
Zoning:	A1 PIN #: 13-23-300-005, 13-23-300-034
Zoning:	B2 PIN #: 13-23-300-029
Price / SF:	\$0.54
Traffic Count:	14,700 VPD

PROPERTY OVERVIEW

Commercial zoned lot with approximately 2.12 acres on recently widened U.S. Highway Route 14 at Lily Pond Rd at the northeast corner. This lot is the former location of La Tejanita restaurant, which has been demolished. A small portion of the northwest section of the lot is wetlands area.

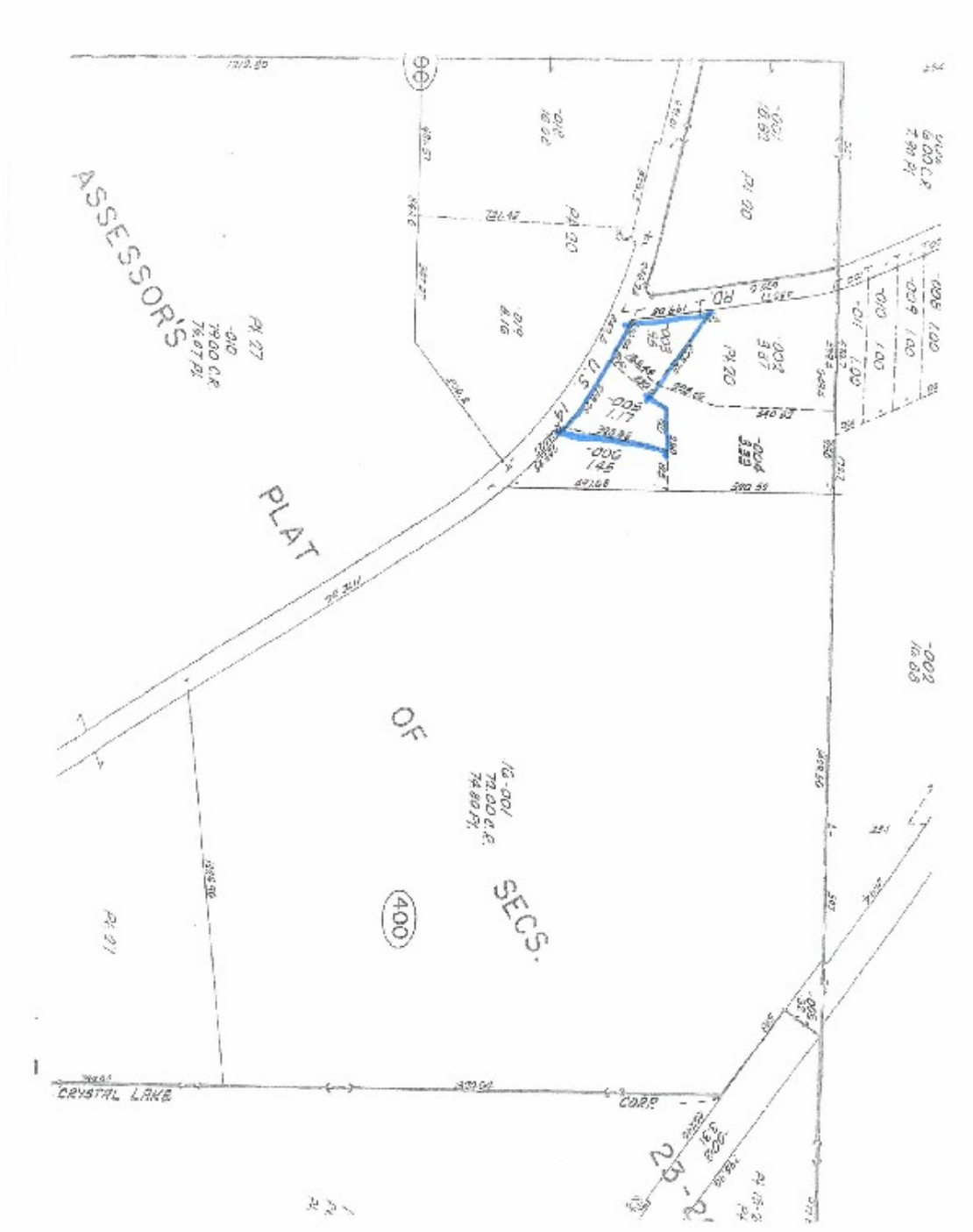
LOCATION OVERVIEW

Located on the NEC of Route 14 and Lily Pond Road between McHenry Community College and Centegra Hospital.

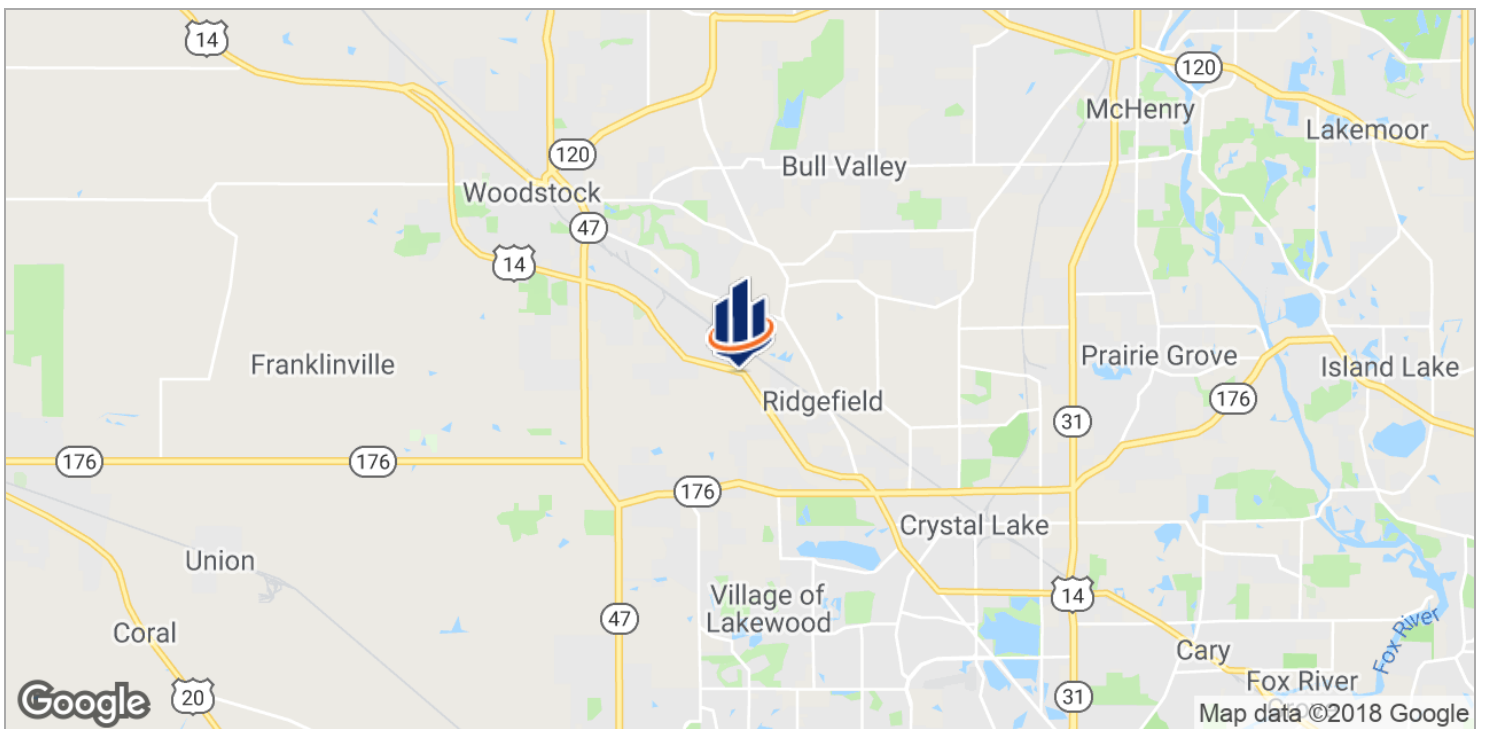
PROPERTY HIGHLIGHTS

- Online Auction Bidding Starts at 11 AM CST Wednesday, September 12, 2018 and ends Friday, September 14, 2018, 11 AM CST
- New Suggested Opening Bid: \$50,000 [Reduced from \$138,000] Plus The Greater of 10% or \$2,500 Buyer's Premium
- Cooperating Broker's Commission: 2 %
- Pre-Auction Bids Highly Encouraged!

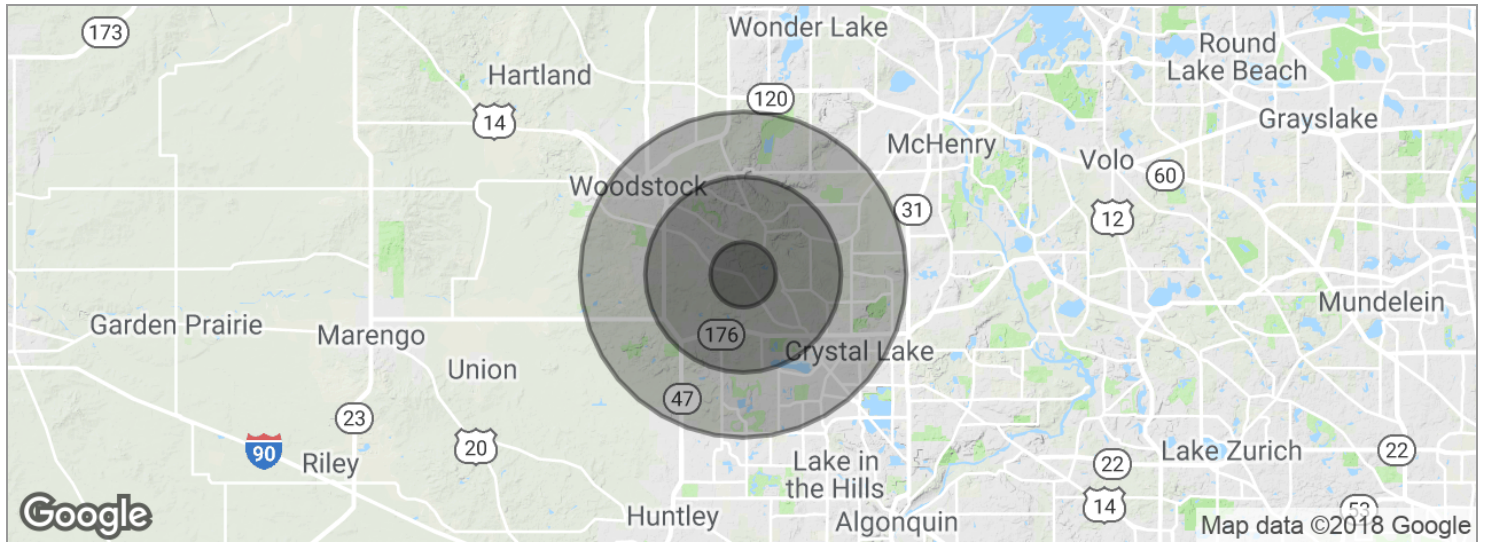
Survey



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,723	96,367	293,030
Median age	31.5	32.9	35.1
Median age (male)	27.5	30.4	32.0
Median age (Female)	37.1	35.3	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,241	38,185	116,938
# of persons per HH	2.7	2.5	2.5
Average HH income	\$49,878	\$44,801	\$45,870
Average house value	\$94,035	\$101,817	\$108,287

* Demographic data derived from 2010 US Census

Demographics Report

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