

Route 14 & Rose Farm Rd., Woodstock, IL

**\$1,250,000**



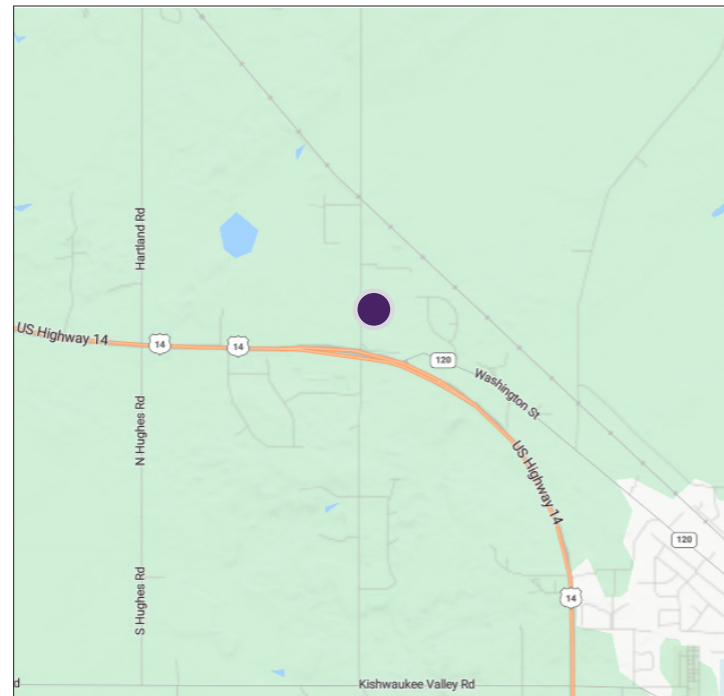
## Property Highlights

- 24-acre development site
- Situated at the intersection of Route 14, one of the major commercial arteries in the area and Rose Farm Road
- Potential development opportunities include industrial, retail, office and other limited uses
- Low McHenry real estate taxes
- Location benefits from a strong labor base
- Adjacent to Trakk Industrial Park
- Attractions nearby: Jewel-Osco, Walgreens, industrial, service and recreational industry businesses
- Daily traffic count: 1,063 vehicles
- Zoning: M-1 and B-5
- Taxes (2023): \$761.04

## Property Overview

Just re-listed for sale is a 24-acre development site that was previously marketed with an asking price of \$3,900,000. This expansive site is comprised of two parcels, with both commercial and industrial zoning. Situated at the highly visible intersection of Route 14 and Rose Farm Road, the parcel has easy accessibility, conveniently located close to Woodstock's downtown and neighboring cities. Both electric and gas hook-ups are located near the site, but water and sewer will need to be connected. Excellent opportunity for a developer, user or investor. Businesses in the area include Walgreens, Jewel-Osco and several industrial businesses and recreational facilities.

Woodstock is a city in the far northwest suburbs of Chicago in the heart of McHenry County. US Hwy. 14 and Route 120 are two of the major routes serving Woodstock and the surrounding area.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	461	15,632	28,519
Households	161	5,558	10,376
Median Income	\$82,000	\$70,396	\$74,950

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