

# Prime Development Opportunity

SWQ of Dundee Road & Haligus Road  
Huntley, IL





## Property Highlights

SWQ of Dundee Road & Haligus Road  
Huntley, IL

### For Sale ±38.38 Acres

- + Zoned RE-1 (PUD) Residential Estate District
- + Property is divisible
- + MI Homes recently closed and is constructing 173 new single family homes on the Fieldstone development to the north (see Page 3)
- + In close proximity to Northwestern Huntley Hospital
- + Located in the heart of high density development
- + Traffic Counts:  
6,350 vehicles per day on Dundee-Huntley Rd  
3,450 vehicles per day on Haligus Rd
- + Part of PIN Number: 18-34-100-016
- + Recapture for roadway improvements not to exceed \$240,000
- + Asking Price: \$45,000 per acre
- + Please call for additional Information

### Site Aerial



±38.38  
Acres

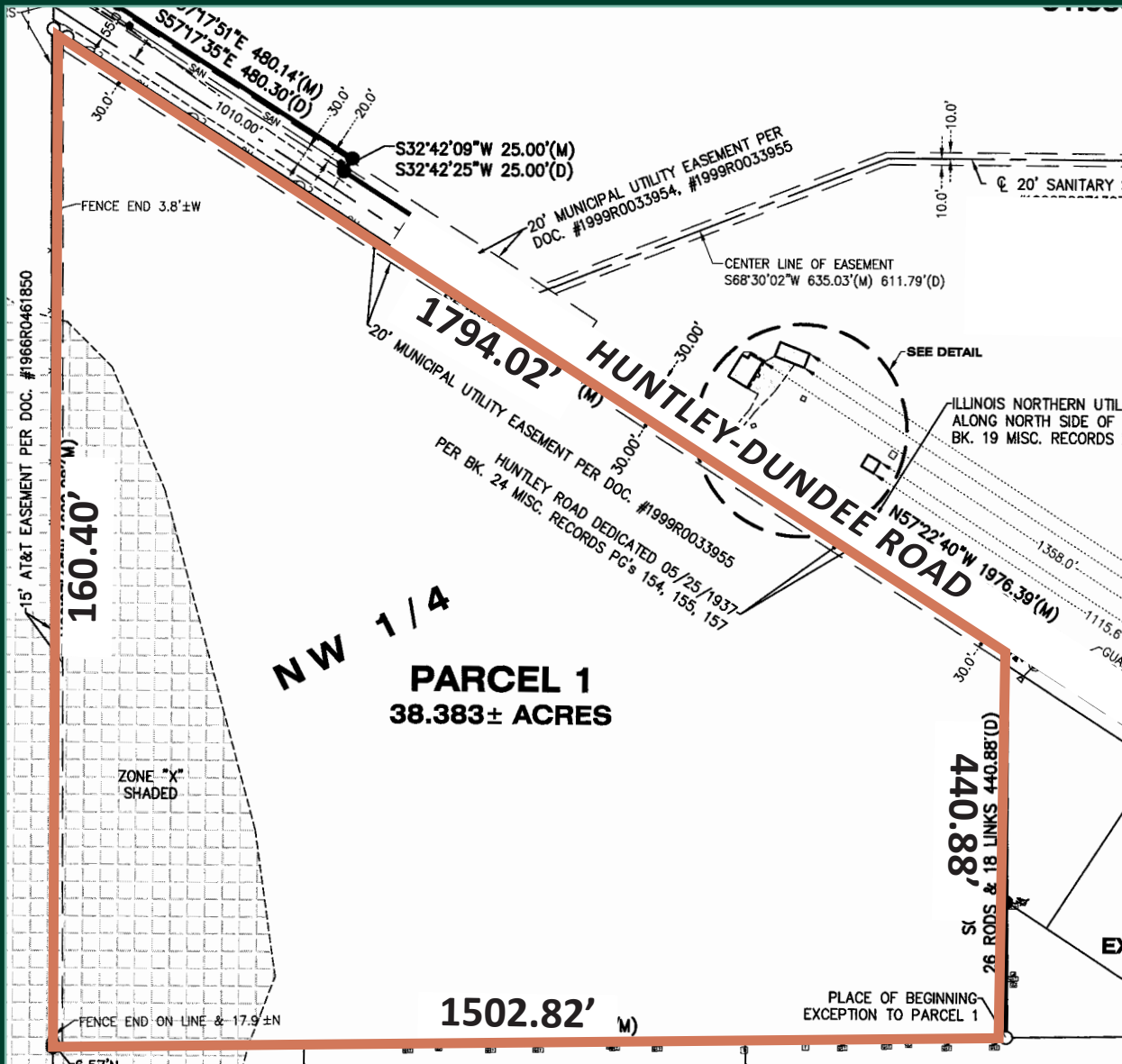
\$45,000/per acre  
Asking Price



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## Area Amenities and Transportation Corridors

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## Demographic Snapshot

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	1 MILE	3 MILES	5 MILES
<b>Population</b>	8,089	45,285	99,934
<b>Households</b>	2,568	15,837	36,262
<b>Average Household Income</b>	\$124,087	\$135,093	\$135,643
<b>Average Housing Value</b>	\$272,884	\$305,245	\$304,014

## Floodplains / Wetlands







## Contact Us

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