

# Route 47 at Hercules Rd.

Route 47 at Hercules Rd. | Woodstock, IL | US | McHenry County  
Available Acres: 184 | Sale Price: \$11,500,000



Zoning:	Agriculture
Topography:	Flat
Setting:	Agricultural Land
Within City Limits:	No
Site Dimensions:	8053373
Sale Price:	\$11,500,000
Last Updated:	Dec 13, 2024

## Realtor/Owner Contact

Heather Schweitzer  
Premier Commercial Realty  
847-854-2300 |  
HeatherS@PremierCommercialRealty.com

## Property and Area Description

184.88 Acres along Route 47, just south of Route 14 in unincorporated Woodstock and north of I-90 Route 47 Interchange. Currently zoned AG in McHenry County with daily traffic counts of 15,400 vpd. Approximately 30 AC of wetlands between the parcels. 153.85 acres on the west side of Route 47 with 1,311' frontage, ideal for commercial or residential development. Just west of this parcel is Woodstock's Prairiewood Elementary School and Creekside Middle School. Hercules Road can connect from the east side of Route 47 to the west side at the schools. The remaining 31.03 acres are on northeast corner of Route 47 and Hercules Road, with 963' frontage. Ideally located minutes from shopping in either Woodstock or Huntley (south of site) and just east of Northwestern Hospital. Owner may be open to divisibility with pricing per acre to be determined.

## Population

	<b>220,222</b> 10 Mile Radius	<b>765,056</b> 20 Mile Radius	<b>2,182,660</b> 30 Mile Radius
--	----------------------------------	----------------------------------	------------------------------------

Source: ESRI®, 2024

## Households

	<b>83,027</b> 10 Mile Radius	<b>282,921</b> 20 Mile Radius	<b>826,702</b> 30 Mile Radius
--	---------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

## Transportation

**Nearest Highway:** US Route 14 (1.20 mi.)  
**Nearest Interstate:** I-90 (12.00 mi.)  
**Nearest Airport:** Galt Airport, Wonder Lake, IL (5.00 mi.)  
**Nearest Commercial Airport:** Chicago O'Hare International Airport (34.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Other  
**Rail Infrastructure in Place:** No

## Utilities

**Electric:** ComEd  
**Natural Gas:** NICOR  
**Water:** Well  
**Sewer:** Septic

Property Images

