

- Industrial
- Commercial
- Office
- Land
- Business

FOR SALE

Redevelopment Land

.813 Acre

TIF District and Enterprise Zone

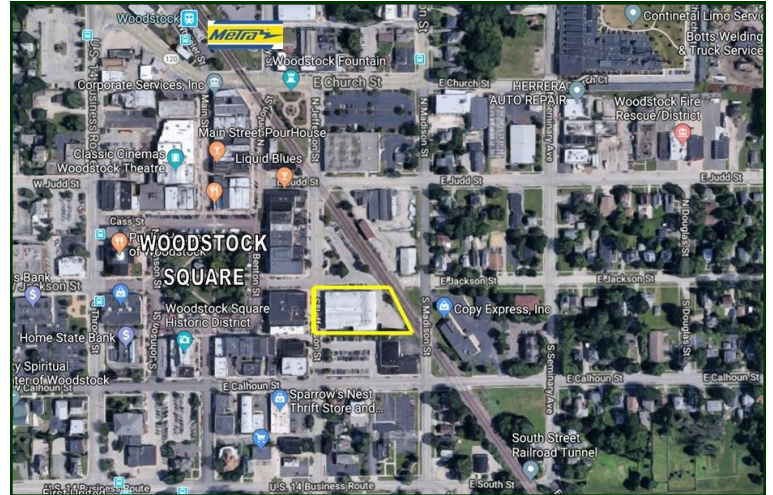
Prime redevelopment opportunity near the historic Woodstock Square. This piece is just under 1 acre and has city parking lots on either side that Woodstock might put into the deal if additional parking was added. The parcel lies within the Woodstock TIF District and Enterprise Zone, so there are plenty of incentives for the buyer/developer. Perfect for a multi-family / retail/ office or hotel development. There are feasibility studies that show great demand for multi-family and hotel near the Square. Woodstock has shown to be willing to work with a developer and give nice incentives. Adjacent 1.13 acre parcel at 200 E. Judd is also for sale and is ripe for someone wanting to do a project on both locations. The space is currently an office building known as the Pioneer Center, but new life is being breathed into Woodstock and the development is coming! Great opportunity to leave a legacy and make money near the Square. Check out Woodstock Downtown Development plan for more info. Visit Premier Commercial Realty website to see more listings.

MLS: 10506126

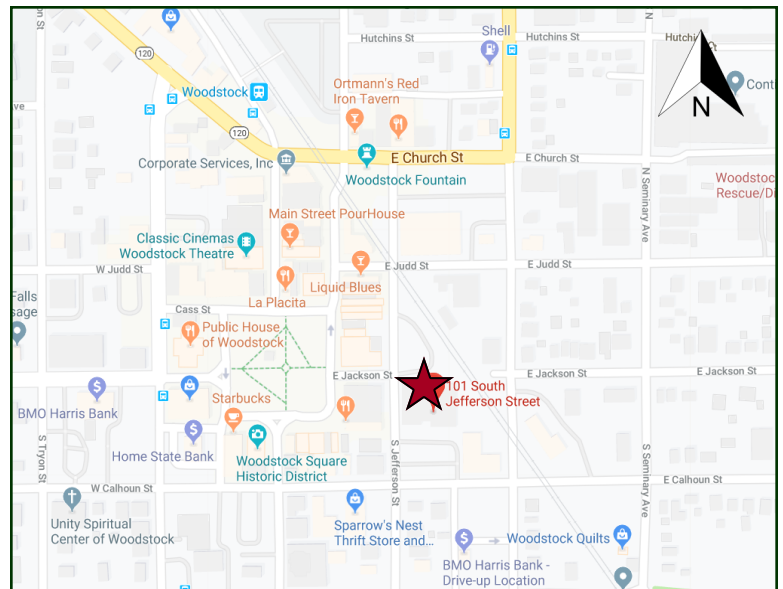
PROPERTY SPECIFICATIONS

Description:	Redevelopment Land
Land Size:	35,413 ± SF
Possession:	Negotiable
Topography:	Flat
Environmental Status:	TBD
Utilities:	To Site
Sewer: City	Water: City
Frontage Dimensions:	156' on S. Jefferson
Zoning:	O (office) Re-zoning encouraged to B2C
Real Estate Taxes:	\$6,154.86 (2018)
Sale Price:	\$600,000 (\$16.94 psf)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$48,749	\$59,748	\$65,343
Population	11,766	28,236	34,725



Directions: From Route 14, go NW on Lake St. Right on Jefferson to Corner of Jefferson & Calhoun.

PIN: 13-05-384-009

September 4, 2019

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