

# Hotel Development Opportunity

Suburban Chicago, IL

NWQ I-90 and Route 47

Huntley, IL Kane County

8.65-acre site divisible into +/-2 acres



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Excellent Interstate location south of Sun City Huntley by Del Webb near many major employers.

Zoning: (O) Corporate Office District. Hotel is a permitted use.

### The following hotel franchises have expressed an interest in locating one their brands at the site:

- + IHG: Holiday Inn Express, Avid, or any of their extended stay hotels
- + Hyatt: Hyatt Studios (Hyatt’s extended stay concept)
- + Hilton: Home2 Suites or Tru by Hilton
- + Choice: Sleep Inn & Suites/MainStay Suites; Country Inn & Suites, and WoodSpring Suites
- + Wyndham: LaQuinta Inn & Suites, LaQuinta/Hawthorn Suites dual brand, and AmericInn

## Huntley

According to the City of Huntley  
[www.huntleyfirst.com](http://www.huntleyfirst.com):

Huntley is proud to be home to major manufacturing, light industrial, service and healthcare organizations. There are three regional hospitals in the area: Northwestern Medicine, Advocate Good Shepherd, and Advocate Sherman Hospitals. The two largest employers in Huntley are Weber-Stephen Products and Northwestern Medicine. Weber manufactures all non-gas grills in Huntley and now distributes all grills from its 757,000 SF global distribution center located at I-90 & Rt. 47. Northwestern Medicine merged with Centegra Health System in September 2018. Northwestern Medicine is the largest employer in McHenry County. Northwestern has a large presence in Huntley including the 128-bed, \$200 million Huntley Hospital, an Immediate Care Center, a Fitness Center, a Burn Center, and an 80,000 square foot medical office building.

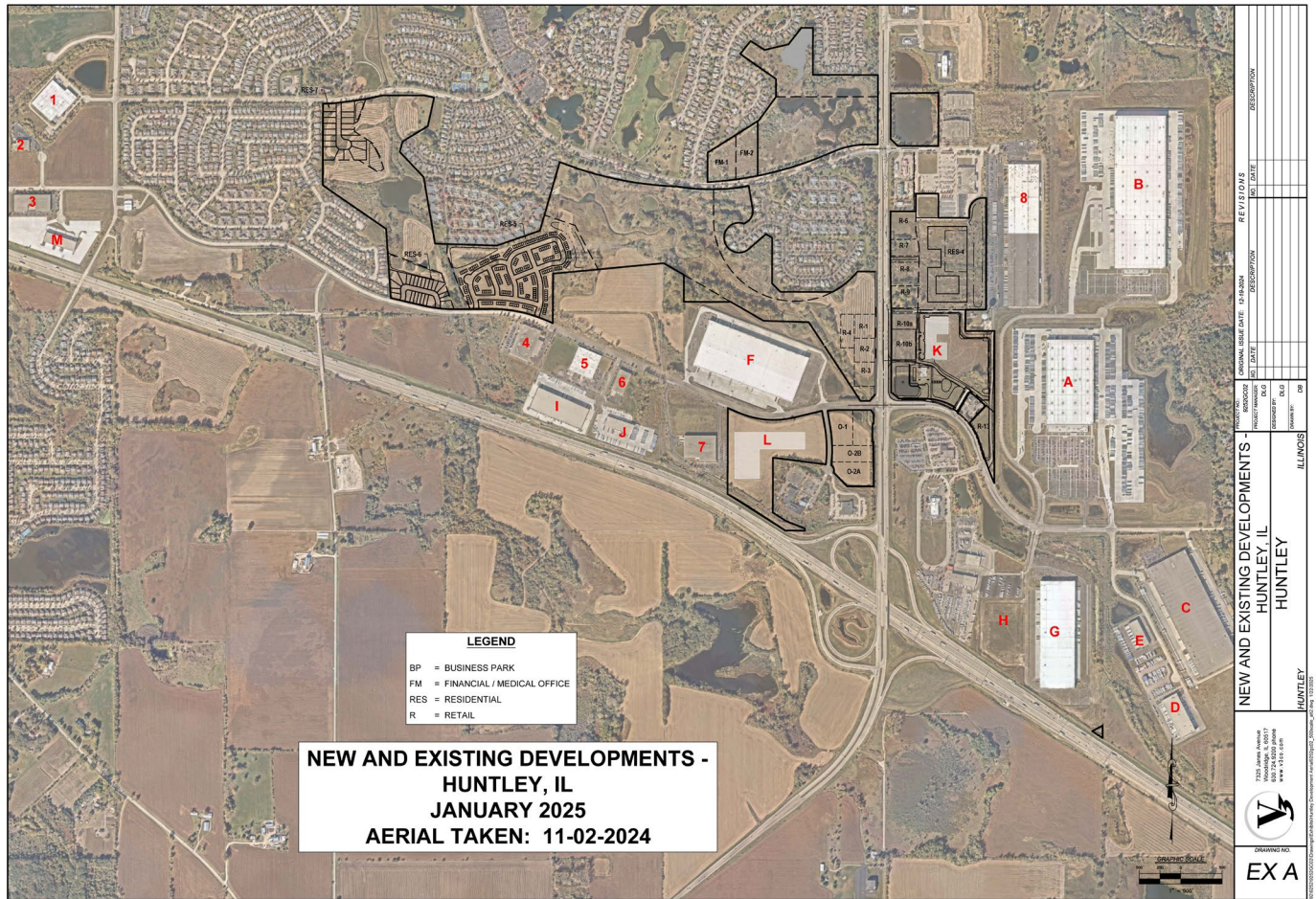
### Demographics:

	1 Mile	3 Miles
2022 Average Household Income	\$104,287	\$138,787
2027 Average Household Income	\$124,108	\$159,899
2022 Median Household Income	\$83,334	\$108,506
2027 Median Household Income	\$100,168	\$120,981
2022 Per Capita Income	\$44,420	\$49,230
2027 Per Capita Income	\$52,996	\$57,180

### A list of Huntley’s Top 10 Largest PRIVATE Employers follows:

COMPANY	INDUSTRY
Northwestern Medicine	Healthcare
Weber-Stephen Products	Gas & Charcoal Grills
Walmart	General Merchandiser
TEQ Packaging	Thermoform Packaging
Jewel Osco	Supermarket/Pharmacy
LDI	Lubricating Equipment
H.S. Crocker	Packaging and Printing
Rohrer Corporation	Thermoform Packaging
Union Special	Sewing Machine Parts
General RV	Recreational Vehicle Retailer

Huntley has adopted an aggressive development strategy regarding the population and business growth. Following is a list of development activity as of January 2025, and an aerial:



**Brand New**

Parcel I/D	Location	Distance to HDLP Parcels	Builder/User	Type of Development	Square Footage	Development Status	New Employment*
A	E. of Weber Bldg N. of Freeman Rd	Behind site	Venture One (Amazon)	Distribution Facility	673,372	Construction Complete Operational 4th Qtr/23	500
B	E. of Weber Bldg N. of Freeman Rd	Behind site	Venture One (Amazon)	Fulfillment Facility	1,160,150	Fully Operational	1,500
C	E. of Rt. 47 S. of Freeman	Less than 3/4 mile	Duke Weber	Industrial/Office	757,000	Fully Operational	450
D	E. of Rt. 47 S. of Freeman	Less than 3/4 mile	Keely Construction (Universe Carrier, bldg 1)	Industrial/Office	100,000	Under Construction Operational 2nd Qtr/23	150
E	E. of Rt. 47 S. of Freeman	Less than 3/4 mile	Keely Construction (Universe Carrier, bldg 2)	Industrial/Office	40,000	Under Construction Operational 2nd Qtr/24	150
F	W. of Rt. 47 N. of Dhamer	Across the street	Venture One Spec building	Industrial/Office	729,600	Under Construction Operational 3rd Qtr/23	275
G	E. of Automall S. of Freeman	Approx. 1/4 mile	Huntley Investment (PGI)	Industrial/Office	540,000	Under Construction Operational 1st Qtr/24	350
H	E. of Automall S. of Freeman	Approx. 1/4 mile	Huntley Investment (PGI)	Industrial-#2	177,000	Under Construction Operational 4th Qtr/23	150
I	W. of Rt. 47 S. of Dhamer	Less than 3/4 mile	Reiche Construction Spec building	Industrial/Office	177,320	Under Construction Operational 3rd Qtr/23	160
J	W. of Rt. 47 S. of Dhamer	Less than 3/4 mile	Reiche Construction Spec building	Industrial/Office	40,000	Fully Operational	100
K	E. of Rt. 47 N. of Freeman	Next Door	Ebacher Mixed-Use	Industrial/Office/Fuel	120,000	Site Plan Approved Under construction 2025	120
L	W. of Rt. 47 S. of Dhamer	Less than 1/2 mile	Venture One Silesia	Industrial/Office	119,660	Site Plan Approved Under construction 2025	140
					<b>4,634,102</b>	<b>Total New</b>	<b>4,045</b>

\*Note: Employment figures are estimated

# Existing

Parcel I/D	Location	Distance to HDLP Parcels	User	Type of Development	Square Footage	Development Status	Existing Employment*
1	W. of Hennig Rd N. of Dhamer	1.3 miles	Inglese Box Co.	Manufacturing/ Distribution	120,000	Fully Operational	30
2	W. of Hennig Rd N. of Dhamer	1.2 miles	Lion Heart Power	Manufacturing/ Distribution	22,500	Fully Operational	50
3	W. of Hennig Rd S. of Dhamer	1.2 miles	FYH Bearing	Distribution	78,500	Fully Operational	25
4	W. of Rt. 47 S. of Dhamer	3/4 mile	LDI Industries	Manufacturing	112,000	Fully Operational	85
5	W. of Rt. 47 S. of Dhamer	1/2 mile	Rohrer Corp	Manufacturing	115,000	Fully Operational	175
6	W. of Rt. 47 S. of Dhamer	1/2 mile	Cargo Equipment	Manufacturing/ Distribution	40,000	Fully Operational	45
7	W. of Rt. 47 S. of Dhamer	Less than 1/2 mile	Hiwin Corp	Manufacturing/ Distribution	117,000	Fully Operational	145
8	Behind retail center E. of Rt. 47	Behind site	Weber-Stephen	Manufacturing/ Distribution	625,000	Fully Operational	900
					1,230,000	Total Existing	1,455
					5,624,442	Grand Total NEW & EXISTING	5,240

\*Note: Employment figures are estimated

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