

Crystal Woods + Craig Woods

— Golf Courses

27 Holes in Lakewood, IL
164-Acre Development Opportunity



[Click Here for a 360 Degree
Aerial Panorama Tour](#)

EXECUTIVE SUMMARY

Jones Lang LaSalle Americas (Illinois), L.P. ("JLL"), as sole and exclusive agent, has been retained to offer for sale to qualified investors the opportunity to acquire fee simple interest in 5915 S. Route 47, Lakewood, Illinois ("the Property"), a +/- 164-acre property situated on both sides of Route 47 just south of Route 176. **The Property is currently operating as Crystal Woods (18 holes) and Craig Woods (9 holes) golf clubs. The properties can be sold together or separately.**



INVESTMENT HIGHLIGHTS



Village of
Lakewood
supportive of
density through
PUD Zoning



Sewer and water
extension to the
property has been
fully engineered



Route 47 widening
and Route 176
straightening
projects are both
underway for 2026
completion



Educated
and affluent
demographics



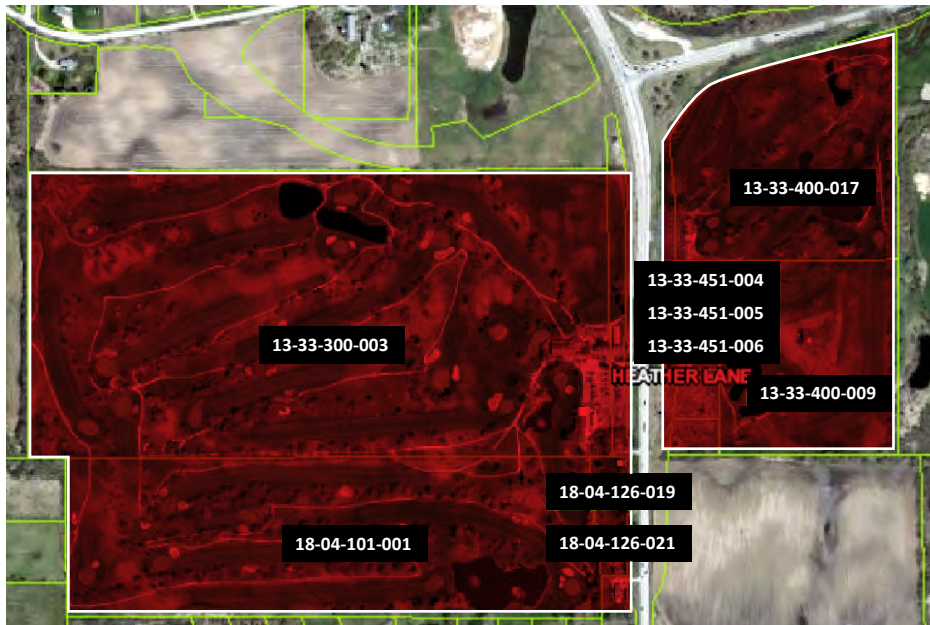
PROPERTY OVERVIEW

PROPERTY CHARACTERISTICS

Address	5915 S. Route 47, Lakewood, IL
County	McHenry County
Land Area	164.35 acres (124.3 acres west of Route 47 & 40.05 acres east of Route 47)
24 Paid '25 RE Taxes	\$74,062 (\$50,572 west of Route 47 & \$23,490.02 east of Route 47)
Current Zoning	B-2 General Business District (162.35 acres) & AG Agricultural District (2.0 acres)
Nearest Transit	Woodstock Metra Station – 11 minute drive, Crystal Lake Metra Station – 11 minute drive



CRYSTAL + CRAIG WOOD PARCELS

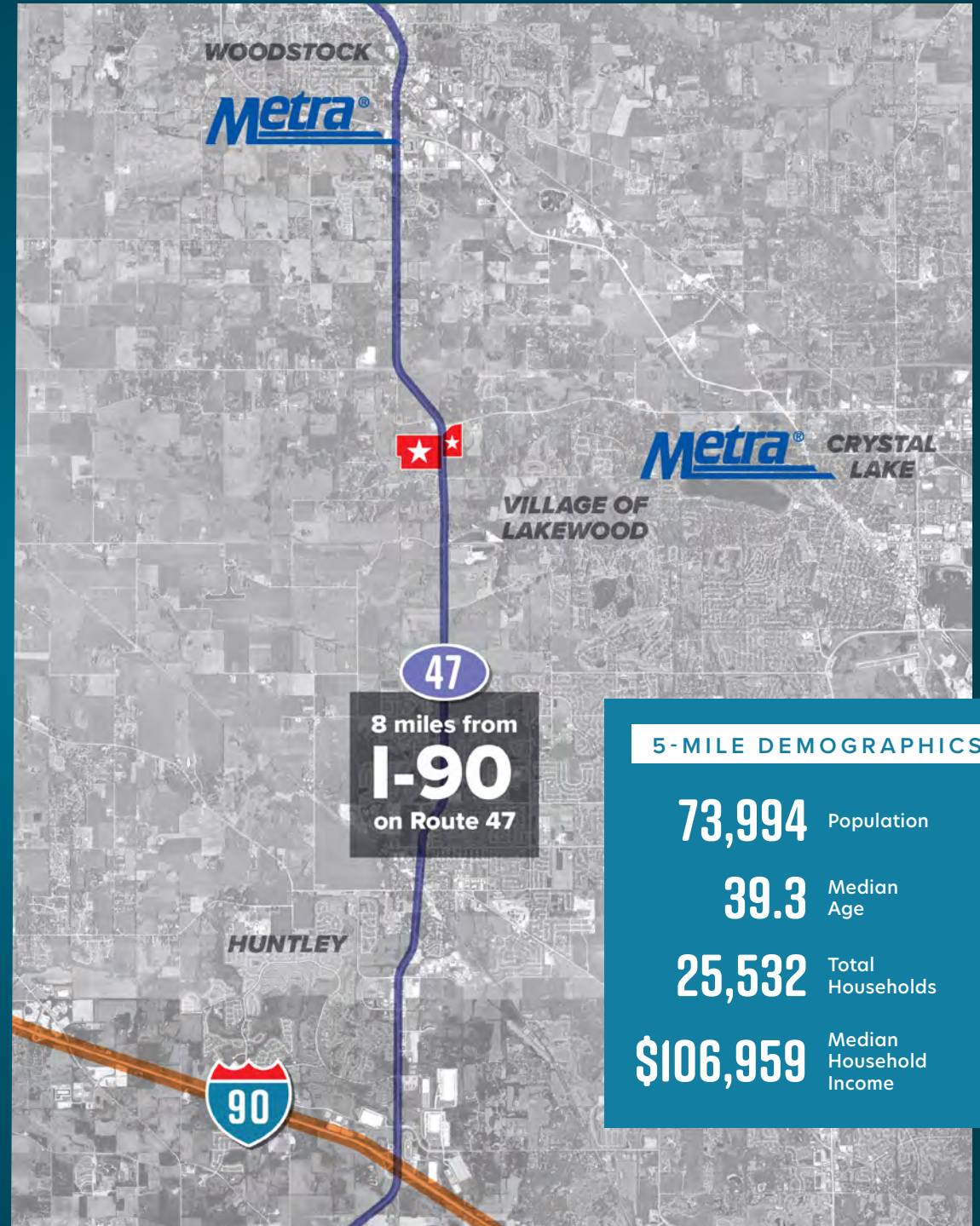


Parcel 13-33-300-003	80 Acres (Crystal Woods)
Parcel 18-04-101-001	40 Acres (Crystal Woods)
Parcel 18-04-126-021	1 Acre (Rental Houses)
Parcel 18-04-126-019	0.8 Acres (Rental Houses)
Parcel 13-33-400-017	2.5 Acres on West (Crystal Woods) + 21.25 Acres on East (Craig Woods)
Parcel 13-33-400-009	16.8 Acres (Craig Woods)
Parcel 13-33-451-004	2 Acres Total (004 - 006)
Parcel 13-33-451-005	
Parcel 13-33-451-006	

Total Acres Crystal Woods + Houses	124.3 Acres
Total Acres Craig Woods Parcels	40.05 Acres
Total Acreage	164.35 Acres

LOCATION OVERVIEW

Crystal Woods and Craig Woods are located in the Village of Lakewood, between the surrounding communities of Woodstock, Huntley and Crystal Lake. This community is characterized by residential subdivisions, and some commercial development along major roadways like Route 47. Lakewood is on the northwest edge of the broader Chicago metropolitan area maintaining good access to urban amenities and employment centers by way of the Metra commuter rail and Interstate 90. The surrounding area has experienced substantial residential growth as part of the suburban expansion from Chicago. Median household incomes in the area surpass both Chicago and national averages and continue to rise as more young professionals move away from downtown Chicago.



Lakewood School Districts

The Property is split between two quality school districts, Huntley School District 158 and Woodstock School District 200.



Huntley Community School District No 158 is a highly rated, public school district located in ALGONQUIN, IL. It has 8,519 students in grades PK, K-12 with a student-teacher ratio of 14 to 1. **Ranked the #2 best school district in McHenry County.**



Woodstock Community Unit School District 200

Woodstock Community Unit School District No. 200 is a highly rated, public school district located in WOODSTOCK, IL. It has 6,123 students in grades PK, K-12 with a student-teacher ratio of 15 to 1. **Ranked #3 best school district in McHenry County.**



Crystal Woods Course Map

Crystal Woods Golf Course was established in 1967. This 18-hole course was designed by Charles Wagstaff and extends over 6,403 yards with a Par of 72. Crystal Woods boasts a USGA Rating of 70.3 and a Slope Rating of 117, marking it as a premier golfing destination. Its challenging layout and historical significance have made Crystal Woods a favored venue for prestigious golfing events.

Craig Woods Executive Golf Course is a 9-hole course on the east side of Route 47. This course featuring a diverse mix of par 3, 4, and 5 holes, along with numerous water hazards and mature trees.



Route 47 Expansion

IDOT is nearing completion of widening Route 47 from I-90 north to Route 176. This expansion will greatly improve access to the site, shortening the drive time between the Property and I-90 to under 10 minutes. Expected completion is early 2026 and the scope includes:

- Two lanes in each direction separated by a grass or raised median,
- The addition of paved shoulders through high-speed areas and turn lanes throughout,
- Accommodations for sidewalk and shared-use path to support pedestrian and cyclists
- Inclusion of water quality features, such as, bioswales and/or native plantings and ditch modifications, which, provide filtration for improved water quality.

Future Route 176 after project completion

ROUTE 176 STRAIGHTENING

The Route 176 straightening consists of realigning Pleasant Valley Road to create a four-leg intersection at the existing three-leg intersection of IL 47 at IL 176 South Junction. After the improvement, the existing Pleasant Valley Road will no longer have access to IL 47 at the current location and will be closed off with a cul-de-sac. All parcels along the existing Pleasant Valley Road that are impacted by the realignment will have access to the new Pleasant Valley Road alignment. The Route 176 straightening project is expected to be completed in Fall of 2026.

176

47

TRANSACTION GUIDELINES

Crystal Woods + Craig Woods Golf Courses are being marketed exclusively by Jones Lang LaSalle (Illinois), L.P. ("JLL") to a select group of investors. The prospective investor will be selected by Owner in its sole and absolute discretion based on a variety of factors, including, but not limited to:

- ❖ Offer price
- ❖ Financial strength
- ❖ Ability to close in a timely fashion
- ❖ Required contingencies

JLL will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this offering memorandum. Other key Transaction Guidelines include the following.

All offers must be presented in writing and include:

- ❖ The price
- ❖ The source of purchaser's capital (equity and debt)
- ❖ The amount of earnest money deposit
- ❖ An outline of the proposed schedule for due diligence and closing
- ❖ A description of any physical or environmental assumptions which affect the price being offered
- ❖ High-level description of investor development plan
- ❖ List of contingencies, including committee approvals, required to close the transaction



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