

625 E. Van Buren St., Villa Park, IL

\$3,900,000



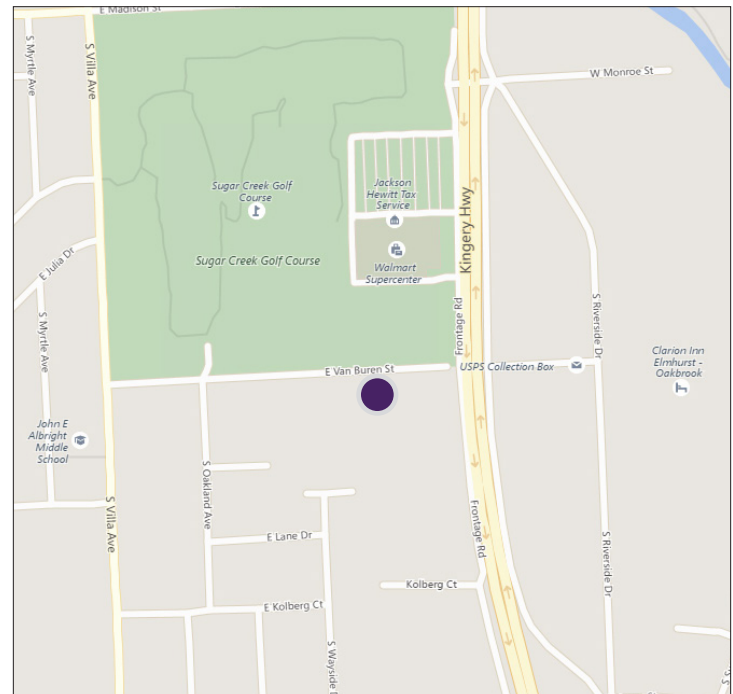
Property Highlights

- 3.01 acre residential land site
- Includes 2,350 SF house
- Located on a quiet cul-de-sac
- Ability to subdivide parcel under current zoning
- Minimum lot size is 10,000 SF
- Across street from Sugar Creek Golf Course
- Adjacent 21 acre property may also be available for sale
- Average home sale price in the area is \$350,000
- Zoning: R-1
- Taxes (2023): \$5,798.52

Property Overview

A 3.01 acre residential land site on a quiet cul-de-sac is available for sale. The property includes a 2,350 square foot house and can potentially be subdivided into a minimum of 10,000 square foot lots under the current zoning. The property is close to Roosevelt Rd. and the Kingery Hwy. (Route 83). An adjacent 21 acre property for potential commercial redevelopment may be available for sale.

Villa Park is a community of almost 22,000 people only 16 miles west of downtown Chicago. The city is a short drive from both Oak Brook and the Rosemont/O'Hare area, home to some of the largest employers in Chicagoland.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,332	104,092	275,584
Growth 2017-2022	1.10%	1.03%	0.89%
Households	4,731	38,543	100,478
Median Income	\$82,337	\$85,852	\$74,641

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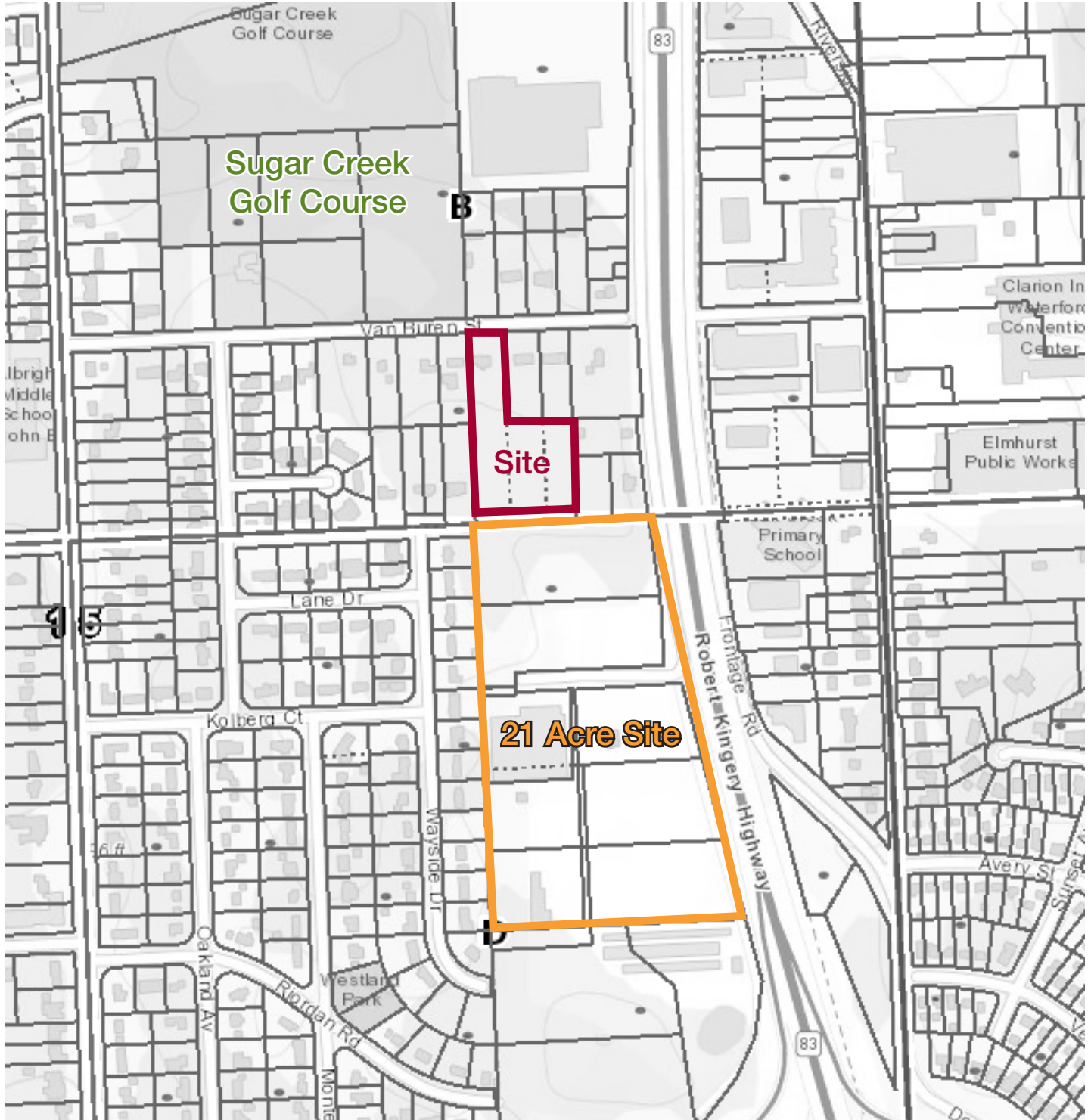
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Plat Map



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