

Riedy's Lisle Villa Wooded Acres

Lisle, IL

LAND FOR SALE

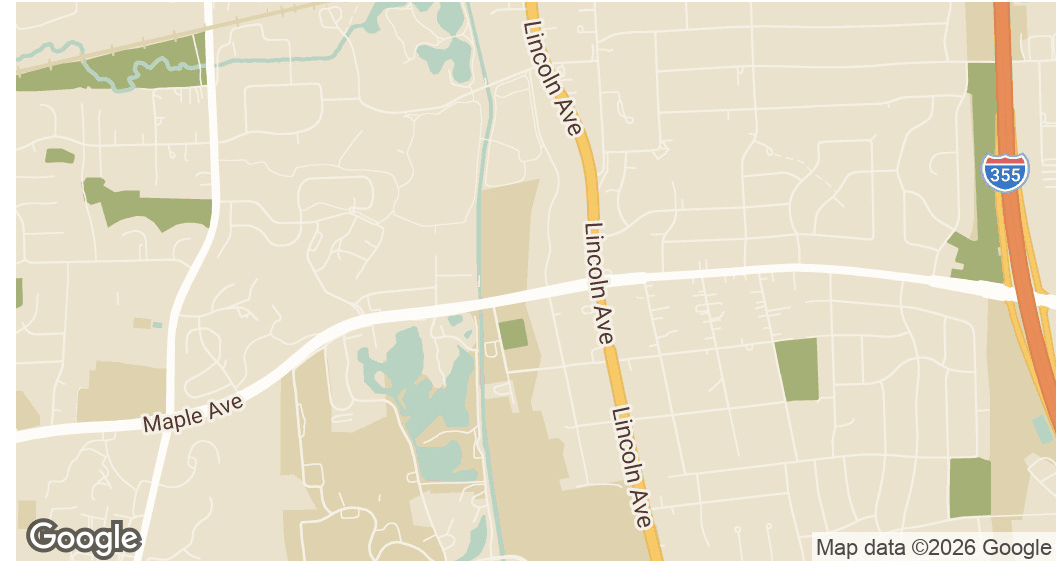


john
greene
REAL ESTATE

Riedy's Lisle Villa Wooded Acres | Lisle, IL

LAND FOR SALE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.86± Acres
Zoning:	R-2
Traffic Count:	22,752 (Maple Ave.)
2025 Taxes:	\$1,610

PROPERTY OVERVIEW

Prime investment opportunity with this two-parcel portfolio totaling over 0.86 acres, zoned R-2 Single Family by Lisle. These parcels are designated for Community Business in Lisle's future land use map and offer excellent visibility on Maple Avenue, with a daily traffic count of over 22,752+ vehicles.

PARCELS OVERVIEW

- Lot 32 - PIN 08-10-401-021 - 0.45 AC
- Lot 33 - PIN 08-01-401-022 - 0.41 AC

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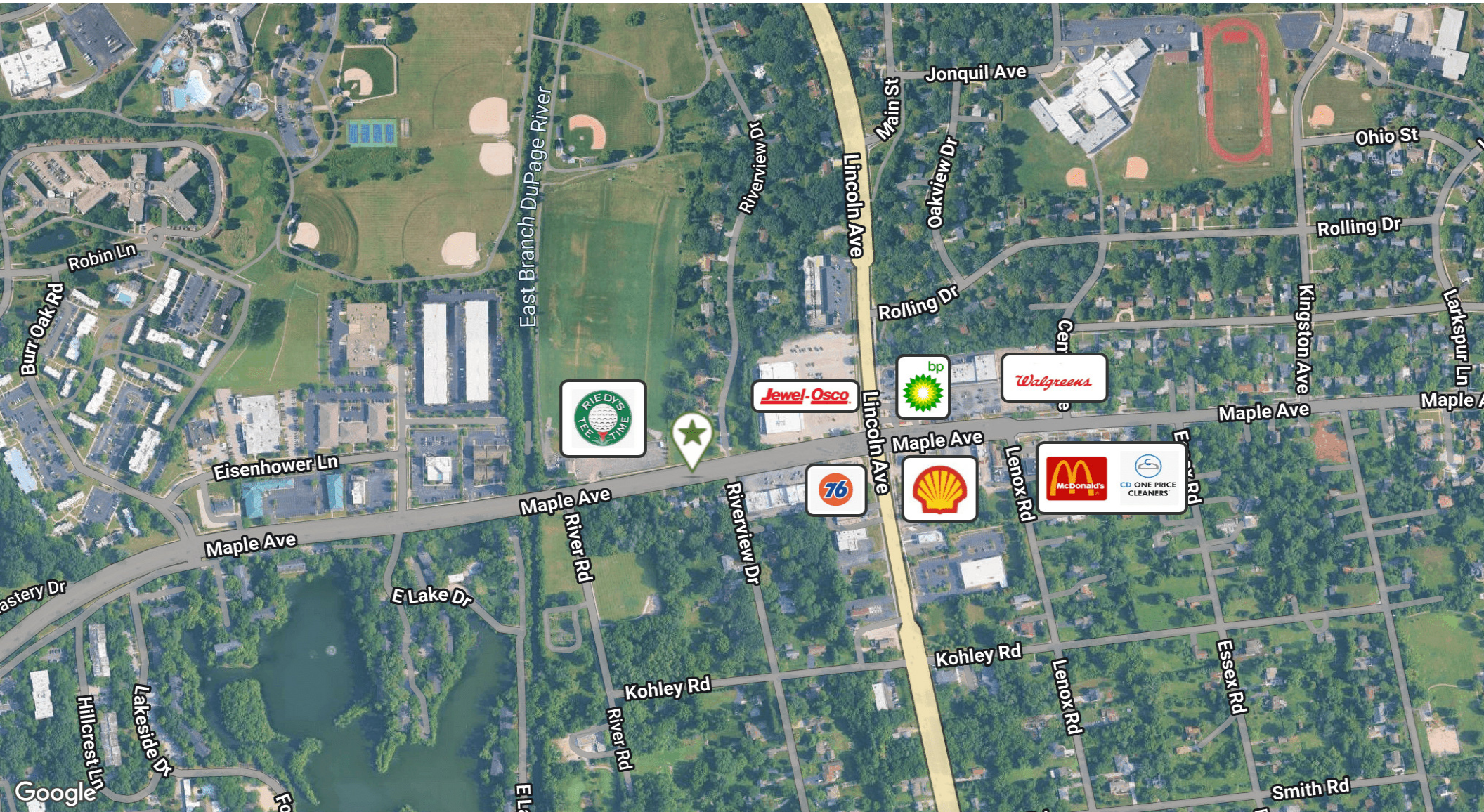
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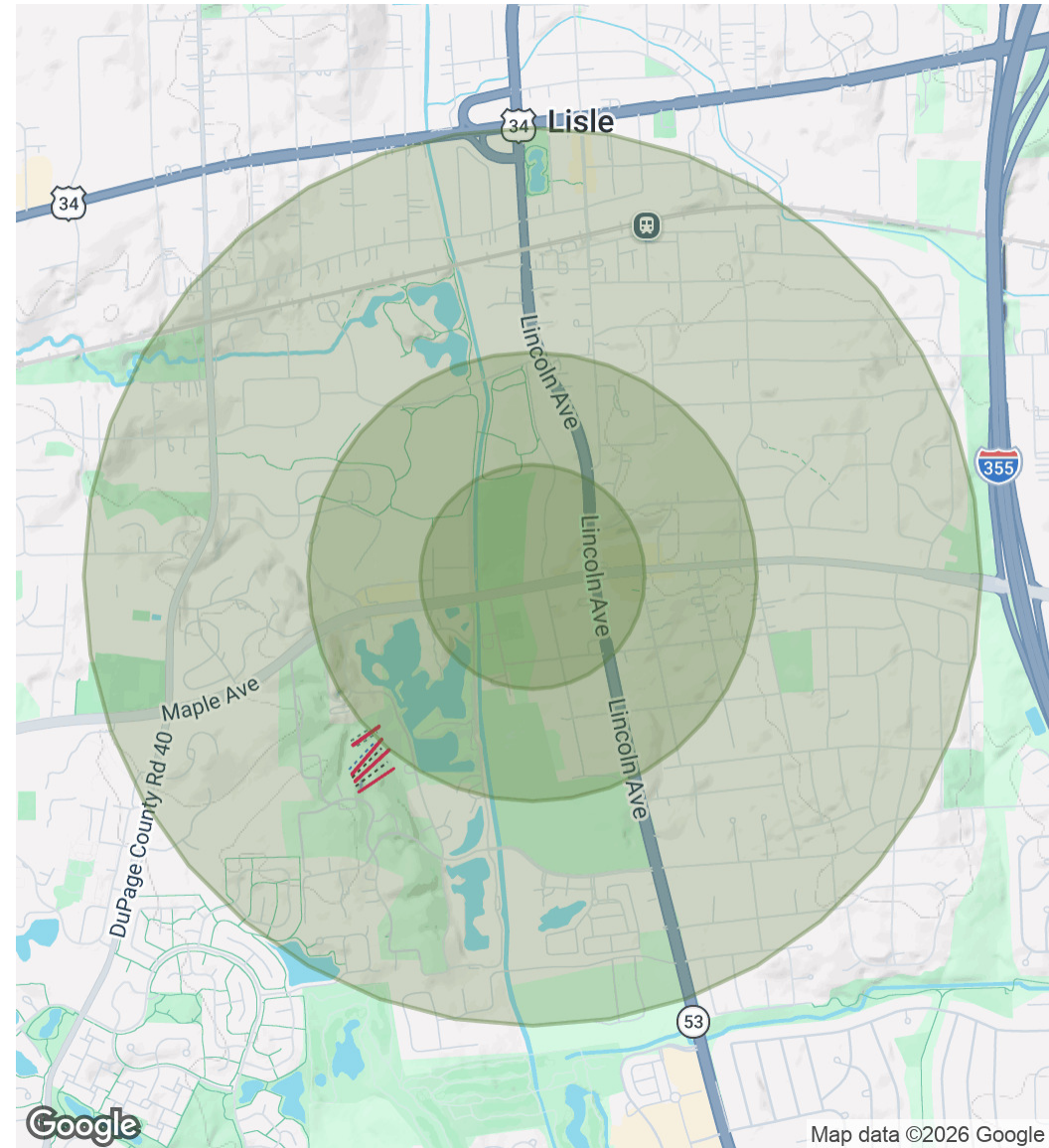
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	569	2,348	11,104
Average Age	47.5	47.4	44.0
Average Age (Male)	49.0	48.2	42.9
Average Age (Female)	44.9	48.2	47.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	289	1,208	5,485
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$121,647	\$111,817	\$119,102
Average House Value	\$351,555	\$332,942	\$340,149

2023 American Community Survey (ACS)



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