



ACTV	Single Family Zoning	6.77 Acres	Will County
Land		Orig. List Price:	\$540,000
MLS #:	12330637	List Date:	04/08/2025
Subdivision:		Listing Market Time:	105
Township:	Reed	Total Market Time:	105
Corp. Limits:	Braidwood	Dimensions:	591.7X969.7X594.8X968.3
Ownership:	Fee Simple	Lot Size:	6.0-7.99 Acres
Actual Zoning:		# Lots Available:	2
Special Assessments:		Total Taxes:	\$4,885.78

Two Premier Residential Lots in the Heart of Town These two exceptional parcels of land offer an unbeatable opportunity for developers and dreamers alike. Located in the center of town, they combine convenience, space, and potential into one extraordinary package: Lot 1: Spanning 2.09 acres, this perfectly sized lot is ideal for a variety of uses. Lot 2: An expansive 4.68-acre property offering unparalleled flexibility. Developer's Dream: Subdivide these combined 6.77 acres into three cul-de-sacs, each boasting six lots, to create a total of 18 desirable residential lots. With ample space for thoughtfully designed homes, green areas, and community spaces, this property is ready to become the next sought-after neighborhood. Build Your Dream Home: Alternatively, take full advantage of the larger lot and create your private haven in the heart of town. With room to spare, you can design a custom estate that caters to your every desire, all while enjoying the perks of a prime location. Seize this unique opportunity and turn your vision into reality with these prime residential lots!

General

Area:	408	Subdivision:	
City, State, Zip:	Braidwood, IL 60408	Ownership:	Fee Simple
Grid #:		Waterfront:	No
County:	Will	General Information:	School Bus Service
Township:	Reed	Relist (Y/N):	
Corporate Limits:	Braidwood	Mobility Score:	-
Coordinates:	N: S: E: W:		
Directions:	113 to Bergera Rd E to lots		

School Data

Elementary Sch Dist:	255U	2nd/Alternate Jr Hi/Mid School:	
Elementary School:	Reed-Custer Primary School	High Sch Dist:	255U
2nd/Alternate Elem School:		High School:	Reed-Custer High School
Jr High/Middle Dist:	255U	2nd/Alternate High School:	
Jr High/Middle School:	Reed-Custer Middle School		

Utilities

Air Conditioning:	Utilities To Site:	Electric Nearby, Gas Nearby, Sanitary Sewer Nearby, Water-Nearby
Heat/Fuel:		

Land/Development

Approx Land Sq Footage:	Known Existing Liens:
Zoning Type:	Client Needs:
Actual Zoning:	Client Will:
Front Footage:	Ownership Type:
Total Listed Lots Avail:	Frontage/Access:
Farm:	Driveway:
	City Street

Building(s) on Land:	No	Road Surface:	Asphalt
Farms Type:		Rail Availability:	
Land Description:		Tenant Pays:	
Lot Description:		Min Req/Sq Ft By Covenant (1 Story):	
Lot Size:	6.0-7.99 Acres	Min Req/Sq Ft By Covenant (2 Story):	
Lot Size Source:	County Records	Other Min Req Sq Ft (Y/N):	
Pasture Acreage:		Lease Type:	
Tillable Acreage:		Loans:	
Wooded Acreage:		Equity:	
Land Amenities:			
Bldg Improvements:			
Potential Use:	Residential-Single Family		
Location:			

House Features

# Rooms:		Parking:	
# Bedrooms:		Garage Type:	
# Full Baths:		# Garage Spaces:	
# Half Baths:		# Parking Spaces:	
Master Bedroom Bath:		Type Detached:	
Basement:		Style of House:	
Basement Bathrooms (Y/N):	No	Basement Description:	
Laundry Features:		Construction:	
# Interior Fireplaces:		Exterior Building Type:	

Tax & Assessments

PIN:	0224082020310000	Tax Exemptions:	Homeowner
Multiple Pin Numbers:	Yes	Special Assessments:	No
Tax Year:	2023	Special Service Area:	No
Taxes:	\$4,885.78	Special Service Area Fee:	

Listing Info

Is Property Also Listed for Rent?:		Off Market Date:	
Orig. List Price:	\$540,000	Contingency:	
List Price:	\$540,000	Financing:	
Rental Price:		Concessions:	
List Date:	04/08/2025	Sales Terms:	
List Date Rcvd:	04/08/2025	Possession:	Closing
List Mkt Time:	105	Additional Sales Info:	None
Closed Date:		Broker Owned/Interested:	No
Contract Date:			

Office/Sales

Broker Private Remarks: Lot dimensions reflect the total footage of both lots. 464 Todd Ct dimensions are 661.2x294.9x661.7x296.7 and 547 Ryan Ct dimensions are 307.1x296.8x308x298.1.
Multiple Parcels - Tax amount includes:

Broker: Keller Williams Infinity (70443) / (815) 267-1158 (tel:(815) 267-1158)

Expiration Date: 04/08/2026

List Broker: Lorrie Toler (706026) on behalf of Elevate Real Estate Team
(T27501) / (815) 715-5959 (tel:(815) 715-5959) /
lorrietoler@kw.com (mailto:lorrietoler@kw.com)

CoList Broker: / (tel:) /

More Agent Contact Info:

Listing Type: Exclusive Right to Sell

Addl. Sales Info.: None

Cont. to Show?:

Showing Instructions: Please contact listing agent before walking the property.

VOW AVM: No

VOW Comments: No

Mgmnt. Co:

Contact Name:

Phone: (tel:)

Owner: Mallaney

Ph #: (tel:)

Internet Listing: Yes

Remarks on Internet?: Yes

Address on Internet: Yes

Broker Notices:

Holds Earnest Money: Yes

Lock Box:

Lock Box Location:

Auct. Avail. Show:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Lorrie Toler for Elevate Real Estate Team | Keller Williams Infinity | 07/21/2025 10:16 AM