

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	e: 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:	No	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	Electric Nearby, Gas Nearby, Sanitary Sewer Nearby, Water-
Heat/Fuel:	Site:	Nearby

Land/Development

Approx Land Sq Footage:	Known Existing Liens:	
Zoning Type: Single Family	Client Needs:	
Actual Zoning:	Client Will:	
Front Footage: 968.8	Ownership Type:	
Total Listed Lots Avail: 2	Frontage/Access: City Street	
Farm: No	Driveway:	

Farms Type:	Building(s) on Land:	No	Road Surface:	Asphalt
Land Description: Tenant Pays: Lot Description: 6.0-7.99 Acres Lot Sizze: 6.0-7.99 Acres Lot Sizze Source: County Records Consize Source Source County Records Classe Type: Lease Type: Land Arreage: Lease Type: Land Arrenage: Equity: Bild Improvements: Personant Pays Source Potential Use: Residential-Single Family Location: Personant Pays Source ***********************************	Farms Type:		Rail Availability:	
Lot Description: Min Reg/Sq Ft By Covenant (1 Story): Lot Sizes 6.0-7.99 Acres Lot Sizes Source: County Records Pasture Acreage: Lease Type: Under Acreage: Lease Type: Wooded Acreage: Leans: Land Amenties: Equity: Bidg Improvements: Potential Use: Potential Use: Residential-Single Family Location: Parking: ***********************************				
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: Loans: Wooded Acreage: Equily: Blad Improvements: County Records Potential Use: Rosidential-Single Family Location: Parking: ***********************************			-	
Lot Size Source: County Records Other Min Req Sq Ft (YNN): Lease Type: Pashure Acreage: Lease Type: Loans: Wooded Acreage: Equity: Land Amenities: Bidg Improvements: Feather and Amenities: Potential Use: Residential-Single Family Location: Feather and Amenities: House Features # Rooms: Parking: # Bedrooms: Garage Type: # Full Baths: # Garage Spaces: # Half Baths: # Parking Spaces: Master Bedroom Bath: Type Detached: Basement Bethrooms (YN): No Basement Bathrooms (YN): No Basement Bethrooms (YN): No Base (Yn): No		6.0-7.99 Acres		
Pasture Acreage: Lease Type: Tillable Acreage: Loans: Wooded Acreage: Equity: Land Amentiles: Equity: Bidg Improvements: Gesidential-Single Family Potential Use: Residential-Single Family Location: Whose Features # Rooms: # Bedrooms: Parking: # Bedrooms: # Garage Type: # Full Baths: # Garage Spaces: # Half Baths: # Garage Spaces: # Half Baths: # Syle of House: Basement Bathrooms (Y/N): No Basement Sample Solicial Assessments:	Lot Size Source:	County Records		
Tillable Acreage: Equily: Equi	Pasture Acreage:	<u> </u>		
Land Amenities: Bidg 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 (YNN): No Basement Bathrooms (YNN): No # Interior Fireplaces: Construction: # Interior Fireplaces: Exterior Building Type: Tax & Assessments State Seat Seat Seat Seat Seat Seat Seat			Equity:	
	Bldg Improvements:			
		Residential-Single Family		
# Rooms:	Location:			
# Rooms:				
# Bedrooms:	House Features			
# Full Baths: # Garage Spaces: # Half Baths: # Parking Spaces: Master Bedroom Bath: Type Detached: Basement: Style of House: Basement Bathrooms (Y/N): No Basement Bathrooms (Y/N): No Laundry Features: Construction: # Interior Fireplaces: Exterior Building Type: Tax & Assessments PIN: 0224082020310000 Tax Exemptions: Pine Numbers: Yes Special Assessments: No Tax Year: 2023 Special Assessments: No Tax Year: 2023 Special Service Area: No Special Service Area Fee: Pisting Info Is Property Also Listed for Rent?: Off Market Date: Orig, List Price: \$540,000 Contingency: List Price: \$540,000 Financing: Concessions: List Price: \$540,000 Special Service Area Fee: Concessions: List Date: 04008/2025 Sales Terms: List Date Revol: 04008/2025 Sales Terms: List Mkt Time: 0500 Additional Sales Info: No Topic Service Additional Sales Info: No Tax Additional Sales Info: No T	# Rooms:		Parking:	
# Half Baths: # Parking Spaces: Master Bedroom Bath: Type Detached: Basement: Style of House: Basement Bathrooms (Y/N): No Basement Description: Construction: Laundry Features: Construction: # Interior Fireplaces: Exterior Building Type: Tax & Assessments PIN: 0224082020310000 Tax Exemptions: Pine Numbers: Yes Special Assessments: No Tax Year: 2023 Special Service Area: No Taxes: \$4,885.78 Special Service Area Fee: Pine Special Service Area Fee: Congruents Also Listed for Rent?: Off Market Date: Orig. List Price: Special Service Area Fee: Contingency: List Price: Special Service Area Fee: Concessions: List Price: Special Service Area Fee: Concessions: List Price: Special Service Area Fee: Concessions: List Date: List Date: List Date: Ald Mole/2025 Special Service Area Special Serv	# Bedrooms:		Garage Type:	
Master Bedroom Bath: Type Detached: Basement: Style of House: Basement Bathrooms (Y/N): No Basement Description: Laundry Features: 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 Off Market Date: 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 Rovd: 04/08/2025 Possession: Closing List Mkt Time: 105 Additional Sales Info: None	# Full Baths:		# Garage Spaces:	
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 Rovd: 04/08/2025 Possession: Closing List Mkt Time: 105 Additional Sales Info: None	# Half Baths:		# Parking Spaces:	
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 Rovd: 04/08/2025 Possession: Closing List Mkt Time: 105 Additional Sales Info: None	Master Bedroom Bath:		Type Detached:	
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 Rovd: 04/08/2025 Possession: Closing List Mkt Time: 105 Additional Sales Info: None	Basement:		Style of House:	
# Interior Fireplaces: Exterior Building Type: Tax & Assessments	Basement Bathrooms (Y/N):	No	Basement Description:	
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 Rovd: 04/08/2025 Possession: Closing List Mkt Time: 105 Additional Sales Info: None	Laundry Features:		Construction:	
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	# Interior Fireplaces:		Exterior Building Type:	
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	Tay & Assessments			
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: Concessions: List Date: 04/08/2025 Sales Terms: List Date Rcvd: 04/08/2025 Possession: Closing List Mkt Time: 105 Additional Sales Info: None		000400000040000		
Tax Year: 2023 Special Service Area: No Taxes: \$4,885.78 Special Service Area Fee: Listing Info List 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				
Listing Info Special Service Area Fee: Is Property Also Listed for Rent?: Off Market Date: Orig. List Price: \$540,000 List Price: \$540,000 Rental Price: Concessions: List Date: 04/08/2025 List Date Rovd: 04/08/2025 List Mkt Time: 105 Additional Sales Info: None			·	
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 Rovd: 04/08/2025 Possession: Closing List Mkt Time: 105 Additional Sales Info: None			·	No
Is Property Also Listed for Rent?: Off Market Date: Orig. List Price: \$540,000 List Price: \$540,000 Rental Price: Concessions: List Date: 04/08/2025 List Date Rcvd: 04/08/2025 List Mkt Time: 105 Additional Sales Info: None	Taxes:	\$4,885.78	Special Service Area Fee:	
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	Listing Info			
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	Is Property Also Listed for Rent?:		Off Market Date:	
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	Orig. List Price:	\$540,000	Contingency:	
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		\$540,000		
List Date Rcvd: 04/08/2025 Possession: Closing List Mkt Time: 105 Additional Sales Info: None	Rental Price:			
List Mkt Time: 105 Additional Sales Info: None	List Date:	04/08/2025	Sales Terms:	
	List Date Rcvd:	04/08/2025	Possession:	Closing
Closed Date: Broker Owned/Interested: No	List Mkt Time:	105	Additional Sales Info:	None
	Closed Date:		Broker Owned/Interested:	No

Office/Sales

Contract Date:

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)

List	(=0==0.4)	er (706026) on behalf of Elevate Real Estate Team / (815) 715-5959 (tel:(815) 715-5959) /	Mgmnt. Co:		
Broker:	lorrietoler@kw.com (mailto:lorrietoler@kw.com)		Contact Name:		
CoList E	CoList Broker: / (tel:) /		Phone:	(tel:)	
More A	gent Contac	ct Info:	Owner:	Mallaney	
Listing Type: Exclusive R		Exclusive Right to Sell	Ph #:	(tel:)	
Addl. Sales Info.: Nor		None	Internet Listing:	Yes	
Cont. to	Show?:		Remarks on Internet?:	Yes	
Showing	0	Please contact listing agent before walking the property.	Address on Internet:	Yes	
VOW A	VM:	No	Broker Notices:		
VOW Comments: No		No	Holds Earnest Money:	Yes	
		NO	Lock Box:		
			Lock Box Location:		
			Auct. Avail. Show:		

Copyright 2025 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

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