

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

~~\$5,000,000~~ **\$2,850,000**



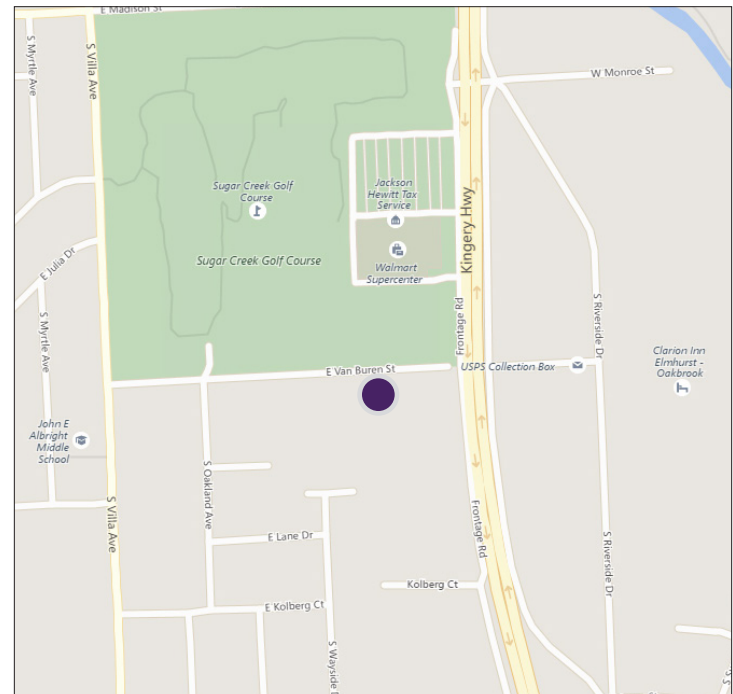
## Property Highlights

- 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
- Villa Park is making a commitment to development in the community
- Average home sale price in the area is \$350,000
- Zoning: R-1
- Taxes (2024): \$6,447.12

## 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). Villa Park is making a commitment to development in the community

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

**Susan B. Silver**  
Executive Director  
(312) 338 - 3001  
ssilver@mpirealestate.com

**mpirealestate.com**

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**MILLENNIUM**  
PROPERTIES R/E

*3.01 Acre Development Site  
in Villa Park Near Route 83*

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## Plat Map



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