

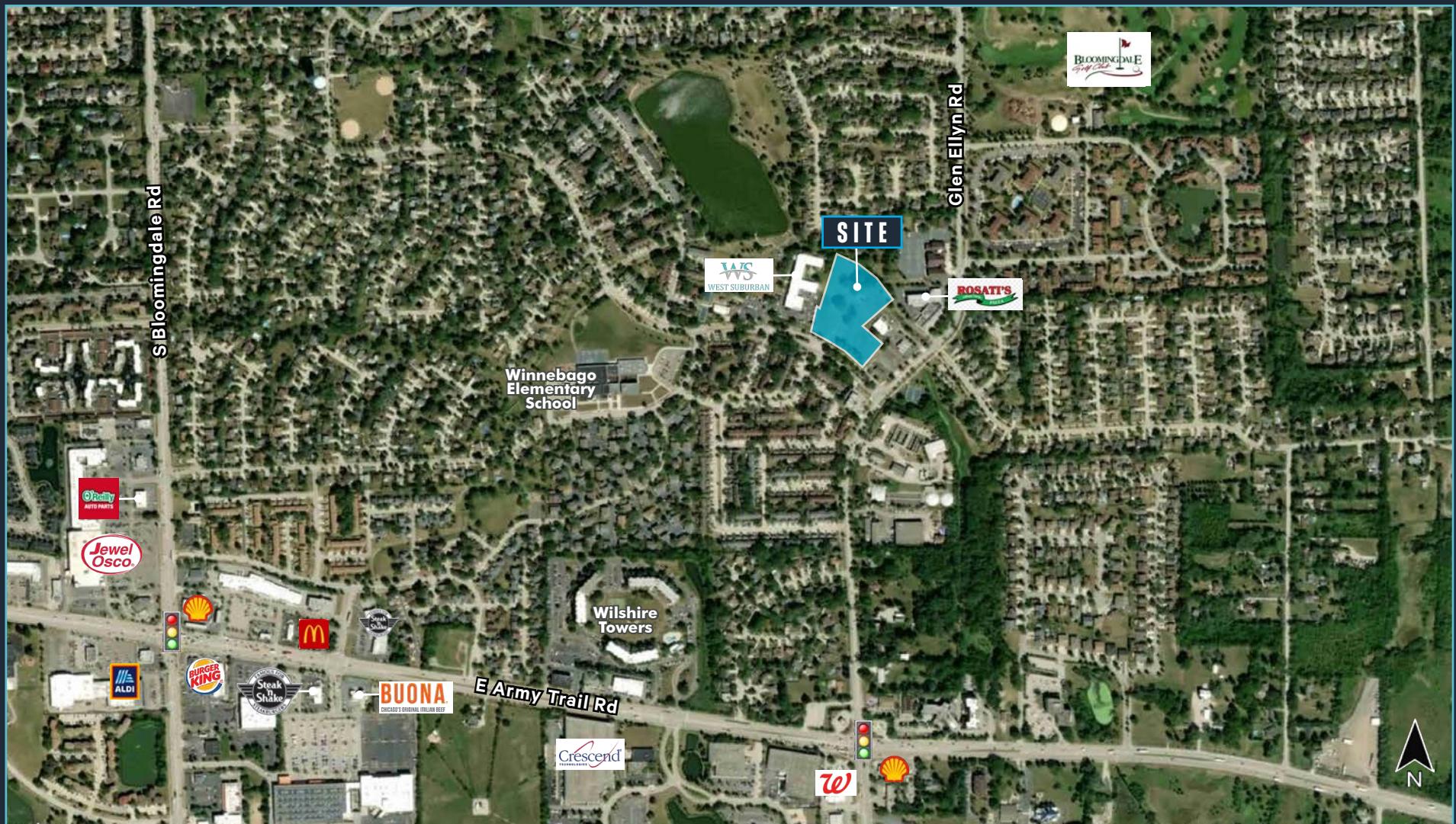
321 EDGEWATER DRIVE

CBRE

BLOOMINGDALE IL

±4.70 ACRES - RARE INFILL SITE IN DUPAGE COUNTY!

LAND FOR SALE



PROPERTY HIGHLIGHTS

FOR SALE ±4.70 ACRES

ZONED: R3 General Residence Special Use Planned Development District

LAND USES: Multifamily, senior housing, townhomes and medical office

ZONING REQUESTED:

R4 Multi-Family Dwelling Residence District with a special use for Building Height of 45 feet

LOCATION

- South of Lake St (Rt 20), a major east/west corridor
- Easy access to I-355 full interchange via Army Trail Rd
- Bloomingdale is an affluent Chicagoland suburb, offering shopping, dining and entertainment
- Lake Park High School District, a top 50 high school in Illinois

TRAFFIC COUNTS:

18,800 vehicles per day on Glen Ellyn Rd

54,100 vehicles per day on Army Trail Rd

32,600 vehicles per day on Rt 20

PIN NUMBERS:

02-23-124-065 & 02-23-124-065

TAXES

\$55,358

ASKING PRICE

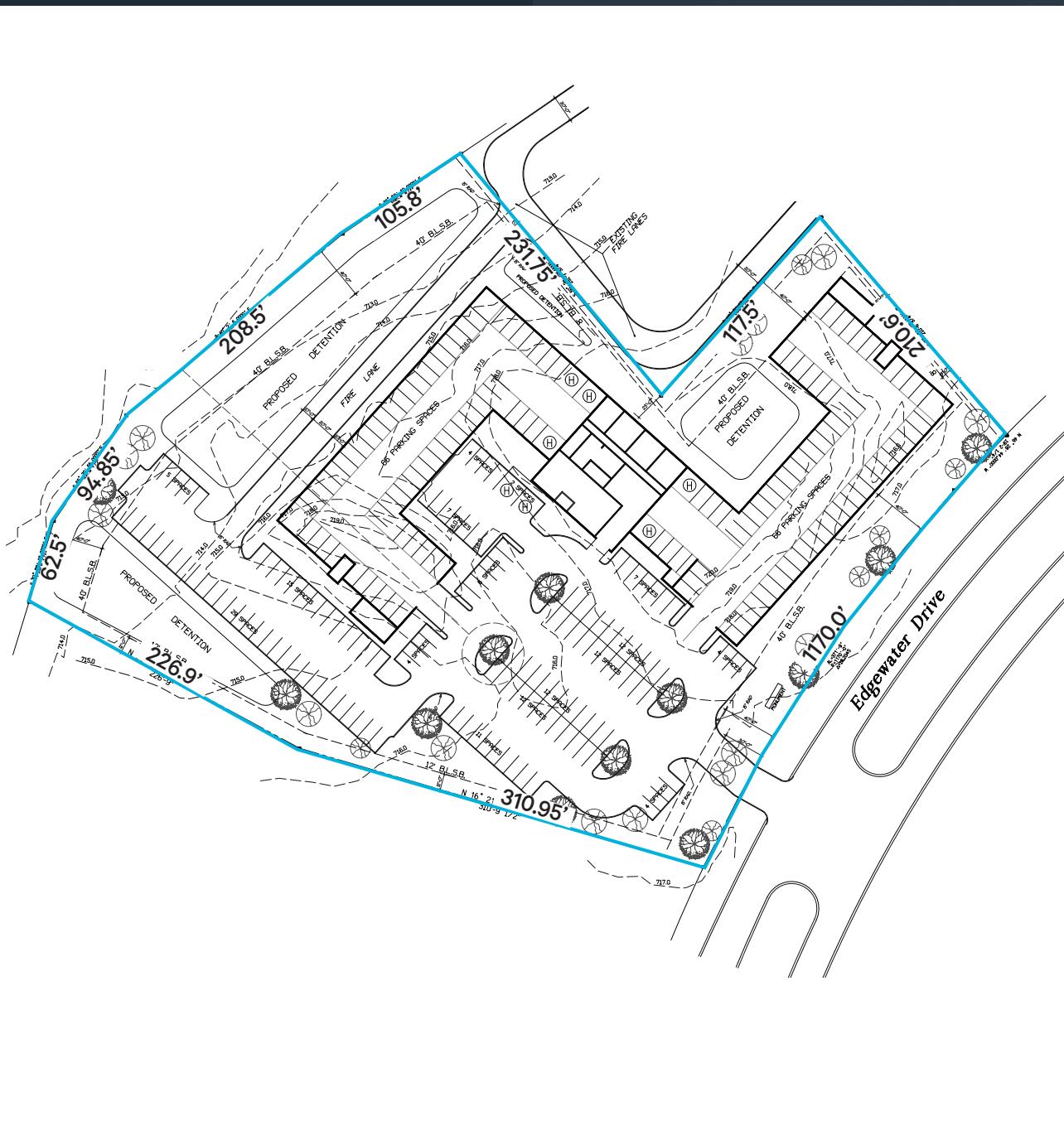
\$2,500,000

PLEASE CALL FOR ADDITIONAL INFORMATION

www.cbre.us/lsgoakbrook

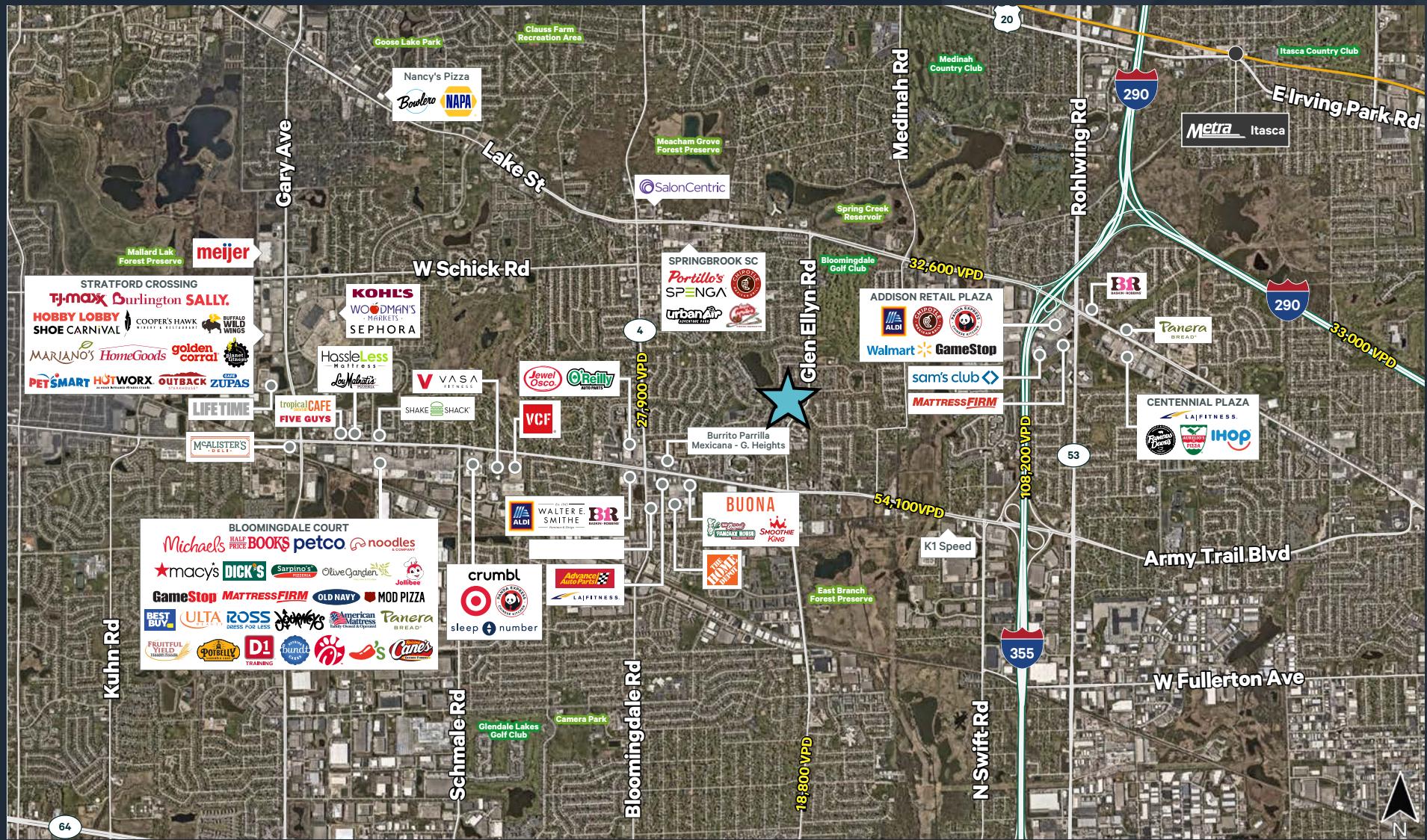


S U R V E Y



Dimensions and square footages are approximate and subject to refinement after field verification

AMENITIES + TRANSPORTATION



DEMOGRAPHIC SNAPSHOT

POPULATION



1 MILE: 13,258
3 MILES: 84,376
5 MILES: 258,876

HOUSEHOLDS



1 MILE: 5,183
3 MILES: 31,939
5 MILES: 97,418

AVERAGE HOUSEHOLD INCOME



1 MILE: \$111,359
3 MILES: \$125,818
5 MILES: \$133,713

AVERAGE HOUSING VALUE



1 MILE: \$395,140
3 MILES: \$390,558
5 MILES: \$402,713

CONTACT US

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