

FOR SALE 3 CONTIGUOUS DEVELOPMENT PARCELS



WATERS EDGE DEVELOPMENT | MINOOKA, IL

Lots 16, 17 & 18

Total Land Area: 0.92 Acres

Parcels may be purchased individually or as a package.

Asking Price: \$510,000

**RE/MAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
gbaudyte@gmail.com

- Rare opportunity to acquire three contiguous residential development parcels within the established Waters Edge community in Minooka, Illinois. The site is approved for 17 townhome units, with zoning and development approvals secured, allowing for immediate construction

PINs:

03-14-427-022 (0.28 Acres)

03-14-427-023 (0.32 Acres)

03-14-427-025 (0.32 Acres)



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- Three contiguous lots within an established subdivision
- All zoning and development approvals secured
- Immediate development potential
- Located within a proven residential corridor
- Favorable supply demand imbalance for new townhome product
- Minooka continues to experience steady residential growth due to its strategic proximity to I-80 and I-55, convenient access to Joliet's employment base, and expanding industrial and logistics development throughout Will County.



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- The area benefits from strong household income demographics, with approximately \$122,000 median household income, and \$288,600 Median property value with 94.3% homeownership rate which is higher than national average of 65%, reflecting long term neighborhood stability and sustained demand for quality housing.
- Limited new townhome construction in the immediate market creates a competitive advantage for builders looking to deliver new product into an undersupplied segment.
- Ideal for a builder or investor seeking a streamlined, ready to build residential project in a growing Southwest Suburban corridor with strong fundamentals and long term demand drivers.



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Set home

Restaurants

Coffee

Ga



Google Maps



