



DEVELOPMENT OPPORTUNITY BURR RIDGE - KINGERY HIGHWAY

8620/8612 Meadowbrook | Burr Ridge, IL



DEVELOPMENT OPPORTUNITY - KINGERY HWY

PROPERTY HIGHLIGHTS



OFFERING SUMMARY

Lot Size:	+/-1.16 AC
Sale Price:	\$489,800
Zoning:	Residential with ability for commercial rezoning

Lot #	Size	Price
26	1.13 ac	Under Contract
25	1.13 ac	Under Contract
22	1.34 ac	Under Contract
23	1.16 ac	(S) \$489,800 (L) N/A

PROPERTY OVERVIEW

- Residential/Commercial Development Opportunity
- Utilities located along Kingery Highway
- Site cleared of trees
- Pricing is delivered "As-Is"
- 29,100 VPD on Kingery Highway

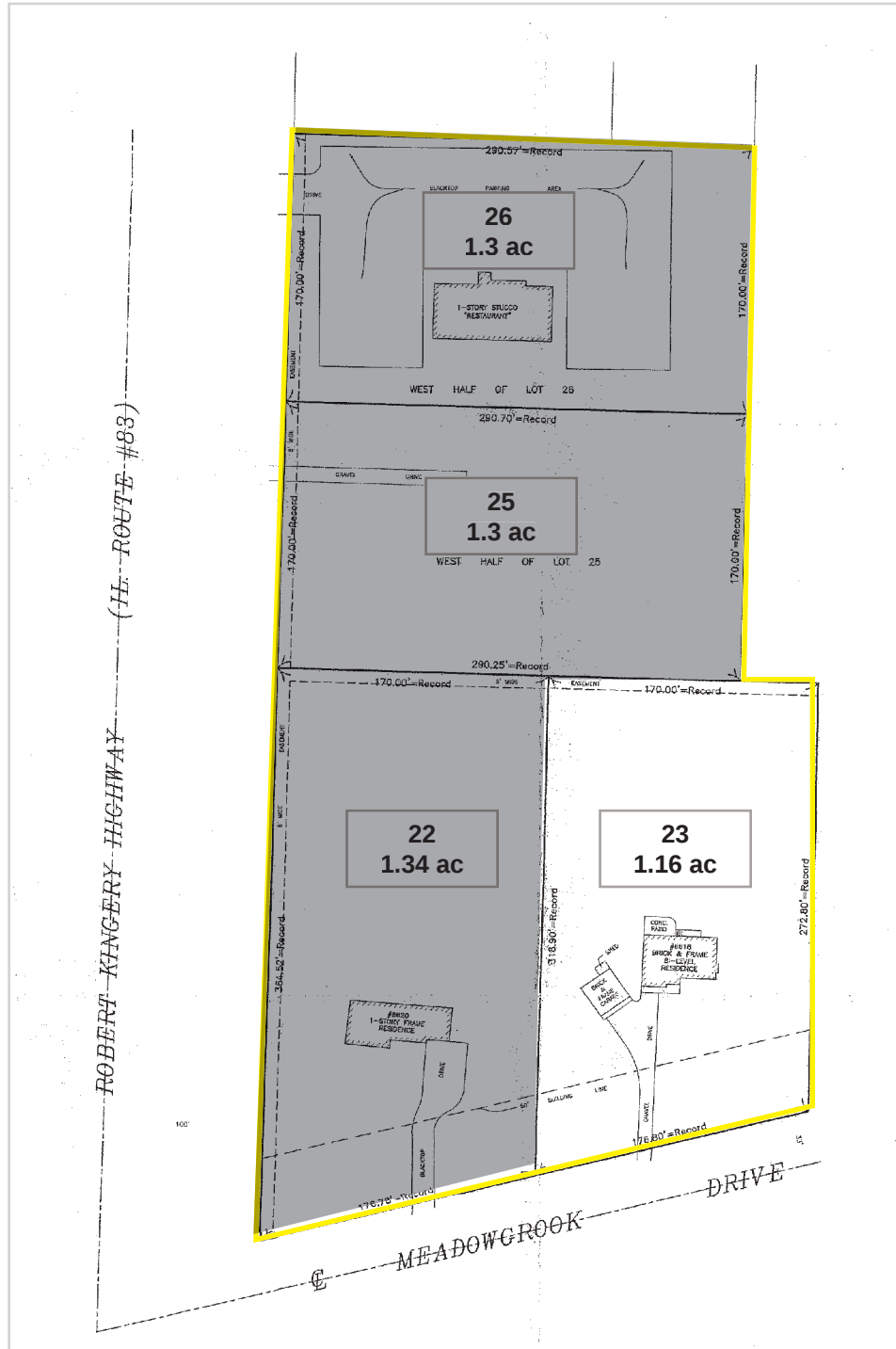
LOCATION OVERVIEW

- DuPage County
- Close proximity (1 block) to I-55
- Easy access to I-294
- Located in high-income household - Burr Ridge



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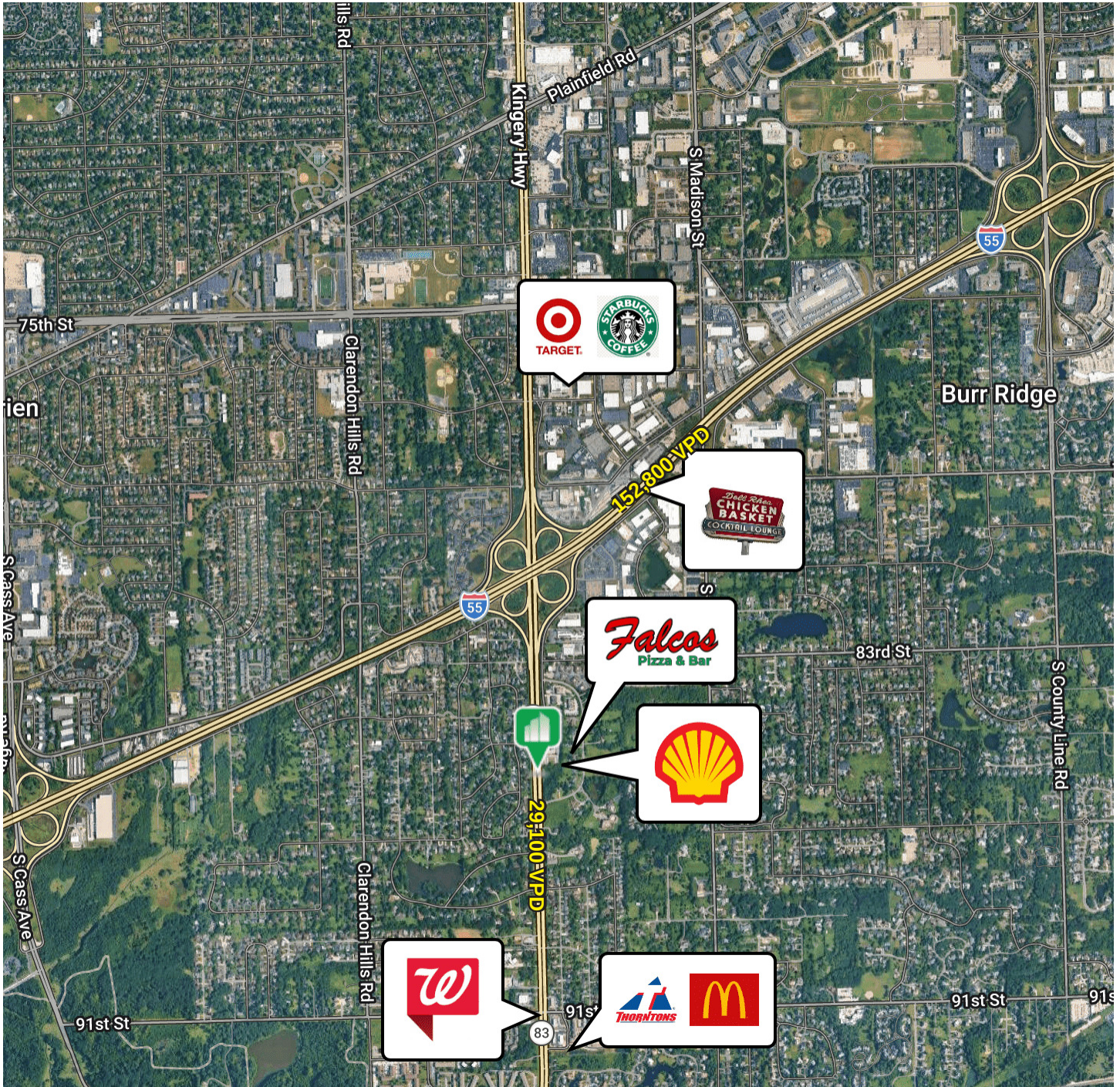
PLAT OF SURVEY





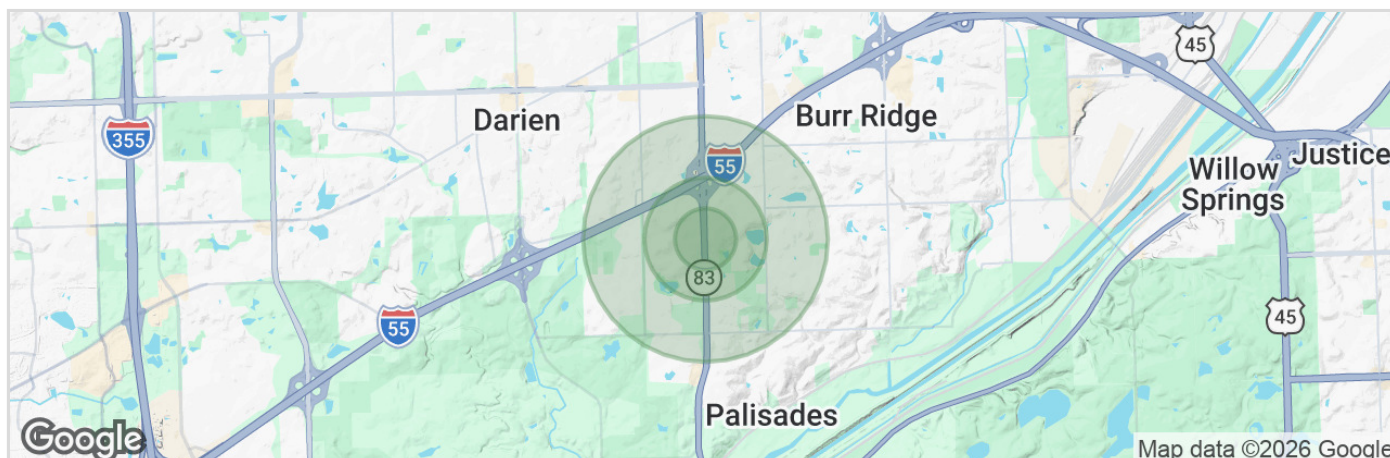
DEVELOPMENT OPPORTUNITY - KINGERY HWY

AREA RETAIL



DEVELOPMENT OPPORTUNITY - KINGERY HWY

DEMOGRAPHICS



1 mile



\$178,661

Median Household Income



7,488

Population



3,042

Households



44.2

Median Age



\$94,399

Median Disposable Income

3 miles



\$175,535

Median Household Income



50,082

Population



20,995

Households



46.8

Median Age



\$89,921

Median Disposable Income

5 miles



\$142,036

Median Household Income



151,827

Population



61,669

Households



44.4

Median Age



\$92,757

Median Disposable Income