

SALE

Wood Sage Road Lots

5423 W WOOD SAGE RD

Peoria, IL 61615

PRESENTED BY:

JILL SPRATT

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Lot 401
10.97 Acres
Zoning C1

Lot 3B
6.28 Acres
Zoning R3

Lot 4B
5.93 Acres
Zoning O1

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,094,228 - \$3,464,434.2
LOT SIZE:	23.18 Acres
ZONING:	C1, O1 and R3

PROPERTY OVERVIEW

Three Lots available in North West Peoria, Illinois. Located on West Wood Sage Road with close proximity to Orange Prairie Road and Route 91. Convenient to a heavy retail area near by. Variety of zoning options available - C1, O1 and R3.

LOT 401 - 10.97 ACRES - ZONED C1 - \$7.25 PER SQ FOOT

LOT 4B - 5.93 ACRES - ZONED O1 - \$4.25 PER SQ FOOT

LOT 3B - 6.28 ACRES - ZONED R3 - \$4.00 PER SQ FOOT

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LAND LOTS

OF LOTS 3 | TOTAL LOT SIZE 5.93 - 10.97 ACRES

STATUS	LOT #	APN	SIZE	PRICE	ZONING
Available	401	13-02-100-040	10.97 Acres	\$3,464,434	C1
Available	3B	13-02-103-001	6.28 Acres	\$1,094,228	R3
Available	4B	13-02-100-020	5.93 Acres	\$1,097,821	O1



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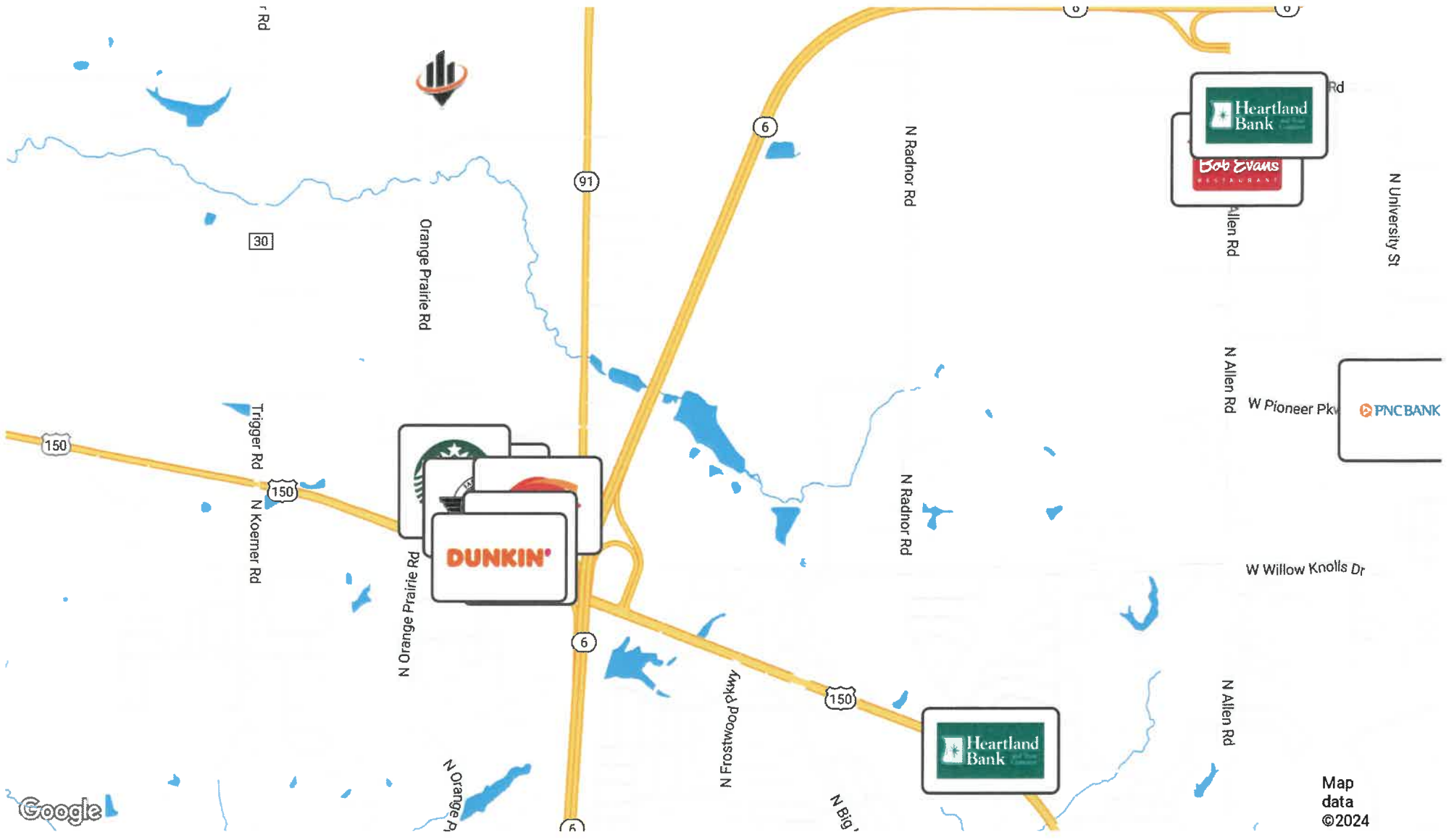
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

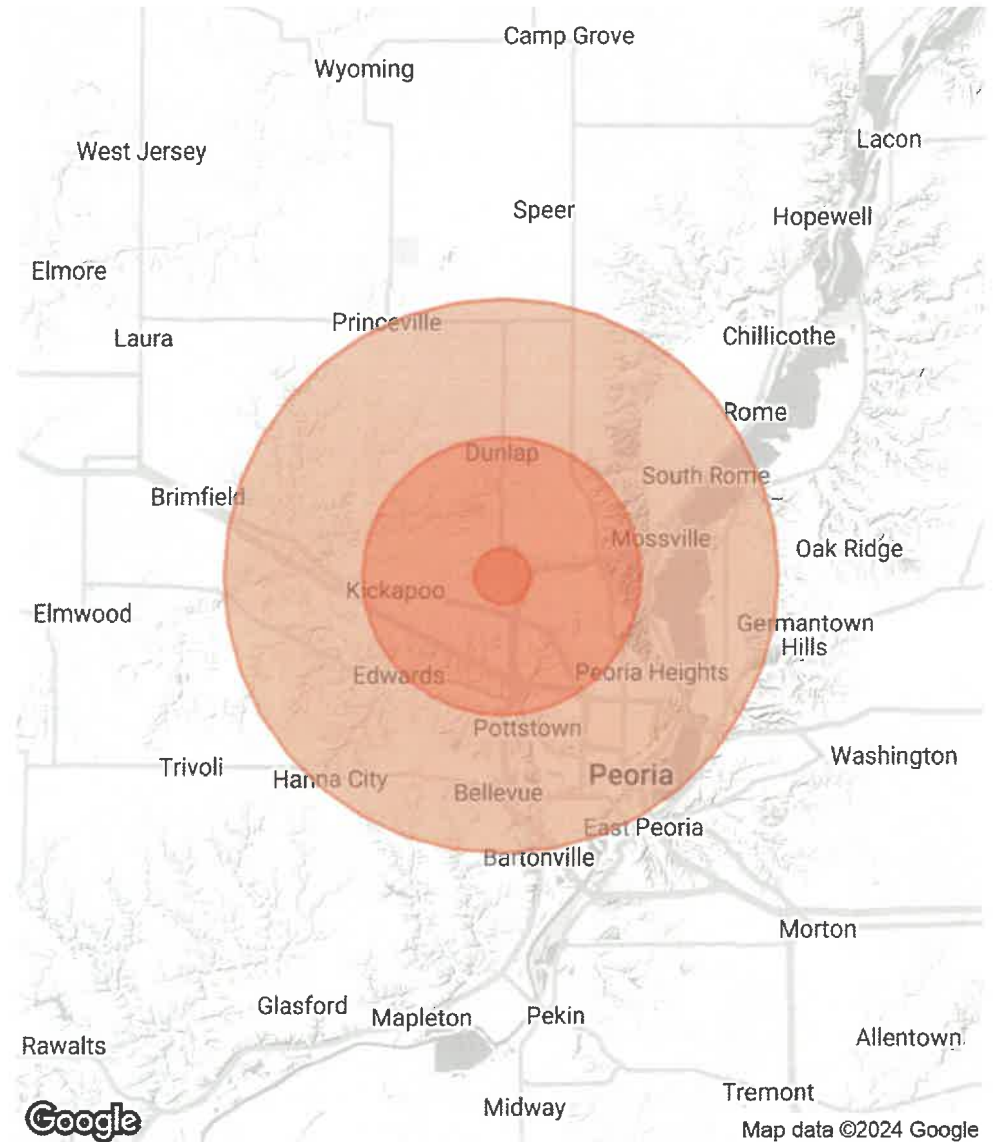
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	894	50,318	159,017
AVERAGE AGE	38.4	39.2	38.7
AVERAGE AGE (MALE)	40.6	37.9	36.7
AVERAGE AGE (FEMALE)	34.8	39.6	40.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	304	23,075	74,247
# OF PERSONS PER HH	2.9	2.2	2.1
AVERAGE HH INCOME	\$182,345	\$95,356	\$68,665
AVERAGE HOUSE VALUE	\$321,470	\$192,017	\$142,269

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM



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