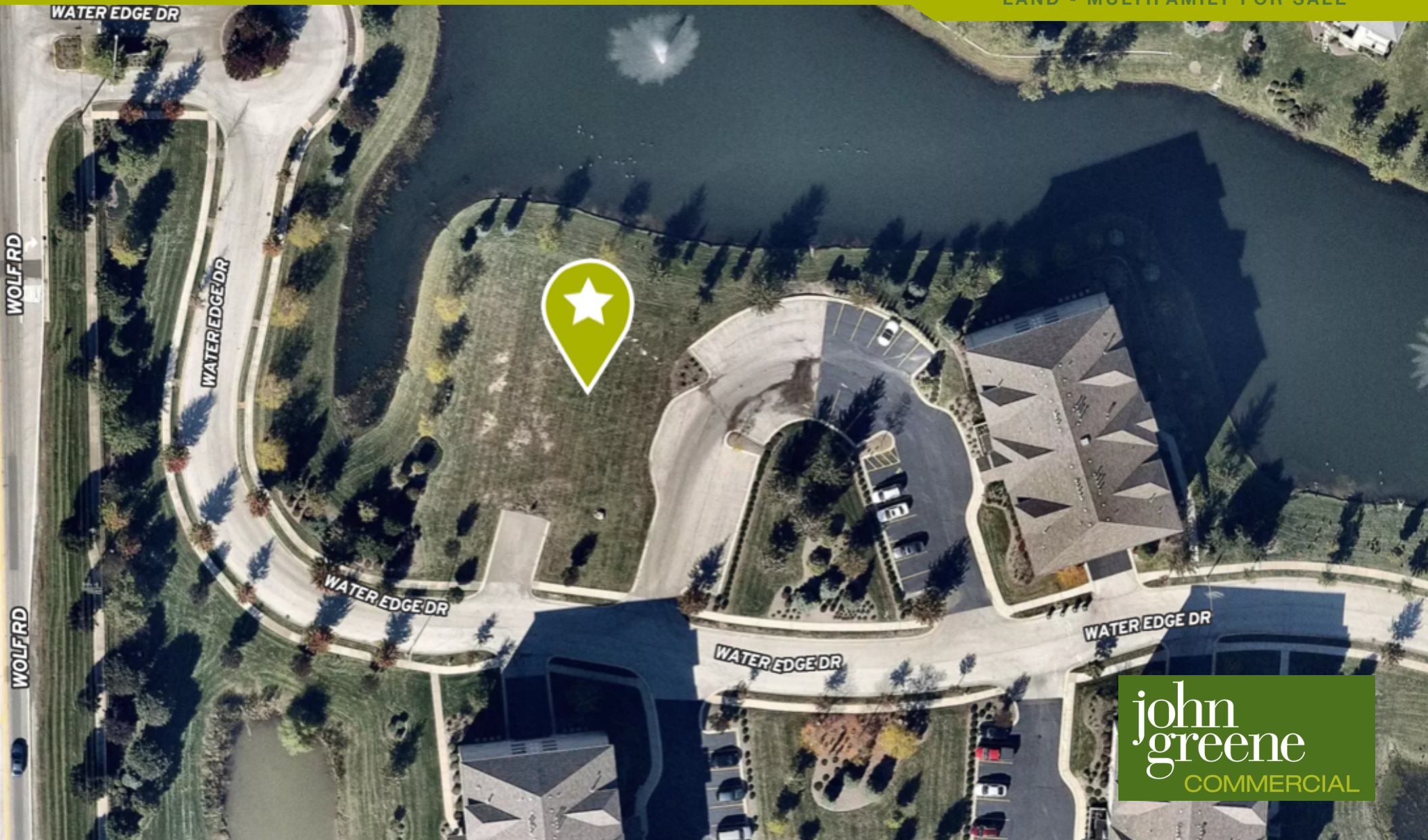


11108 Waters Edge Dr.

Orland Park, IL 60467

LAND - MULTIFAMILY FOR SALE



john
greene
COMMERCIAL

11108 Waters Edge Dr. | Orland Park, IL 60467

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290

LAND - MULTIFAMILY FOR SALE



OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	0.55 AC
Zoning:	R-4
Market:	Land
Submarket:	Mult-Family
Traffic Count:	17,509 (Wolf Rd.)
2020 Taxes:	\$3,856.28

PROPERTY OVERVIEW

Future site of The Excelsior of Fountain Hills. Opportunity for builder/developer, the only lot available in the Fountain Hills. Property zoned R-4 (per Orland Twp records). For more information, click here: <https://vimeo.com/709667307>

PROPERTY HIGHLIGHTS

- 1 lot available for development in Fountain Hills
- Near I-80 expressway and 2 Metra stations
- Walking distance from shopping and restaurants
- Zoned R-4 (per Orland Twp records).

Shamus Conneely

shamusconneely@johngreenecommercial.com
773.814.3378

Mike Waseen

mikewaseen@johngreenecommercial.com
630.360.1196

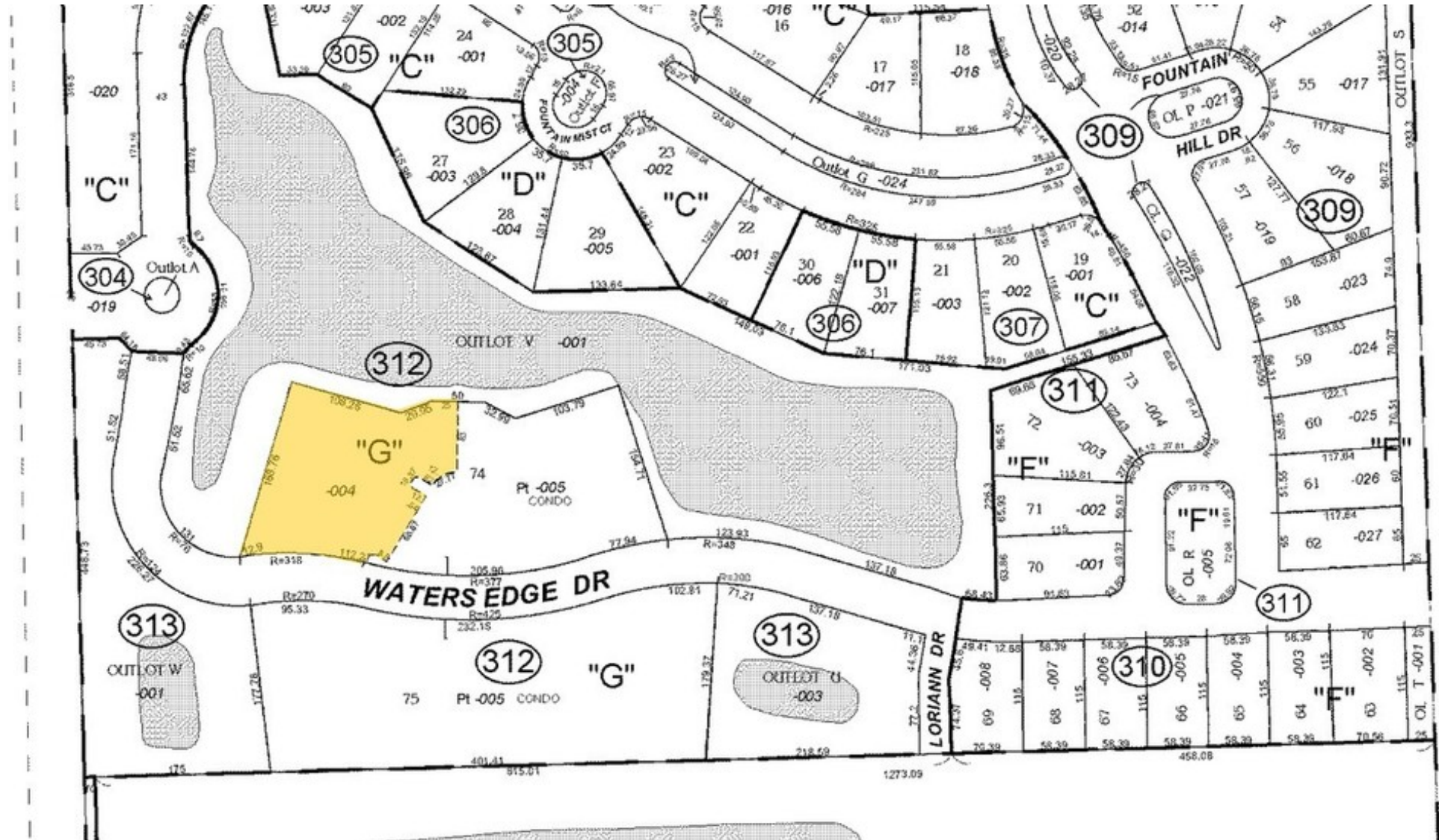
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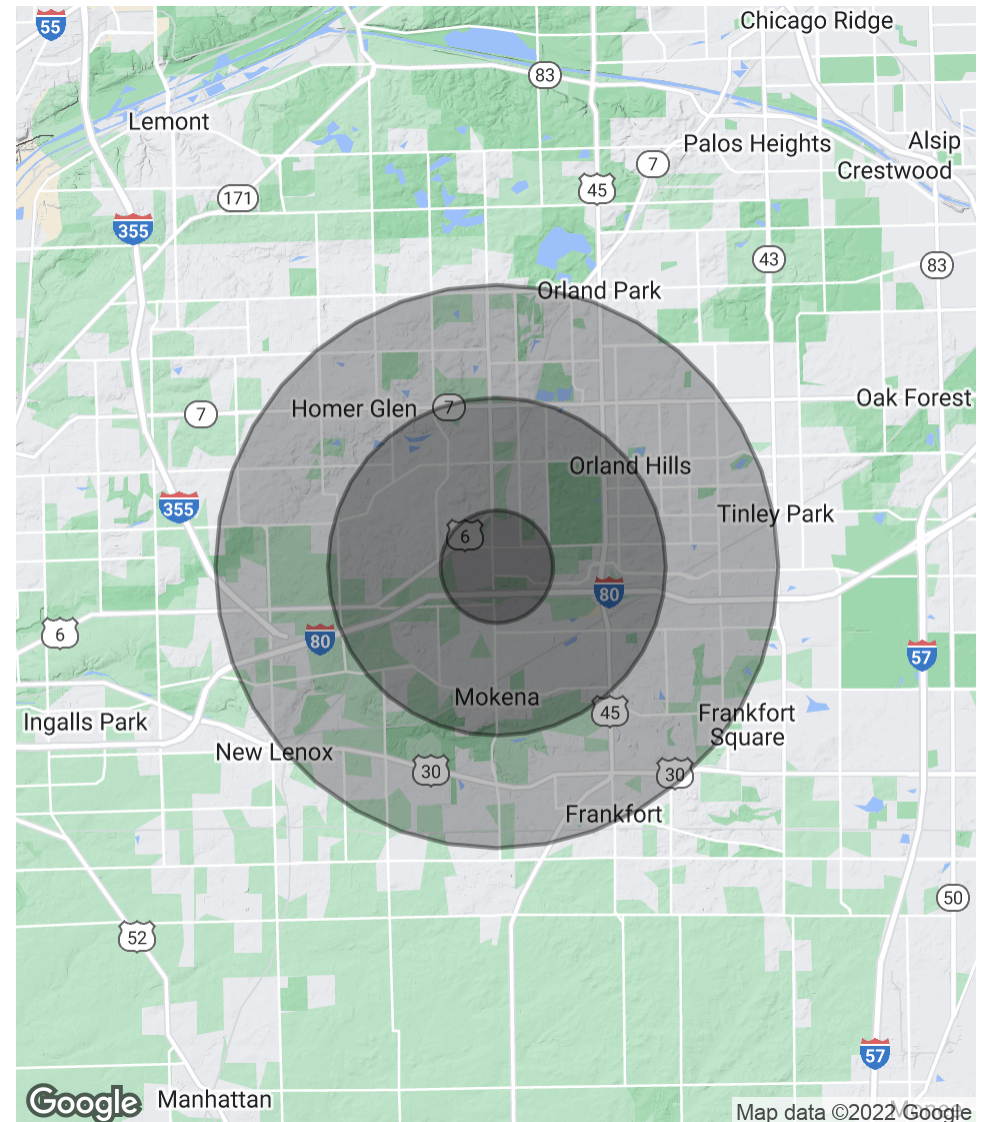
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,450	44,575	132,947
Average Age	44.0	41.7	39.9
Average Age (Male)	43.4	40.2	38.3
Average Age (Female)	43.3	42.0	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,952	15,531	44,892
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$102,489	\$104,409	\$104,386
Average House Value	\$378,823	\$372,414	\$372,676

* Demographic data derived from 2020 ACS - US Census



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