

# Residential Land

# For Sale

## +/- 5.5 Acres, Wood Dale Illinois

### **RARE INFILL OPPORTUNITY!!**

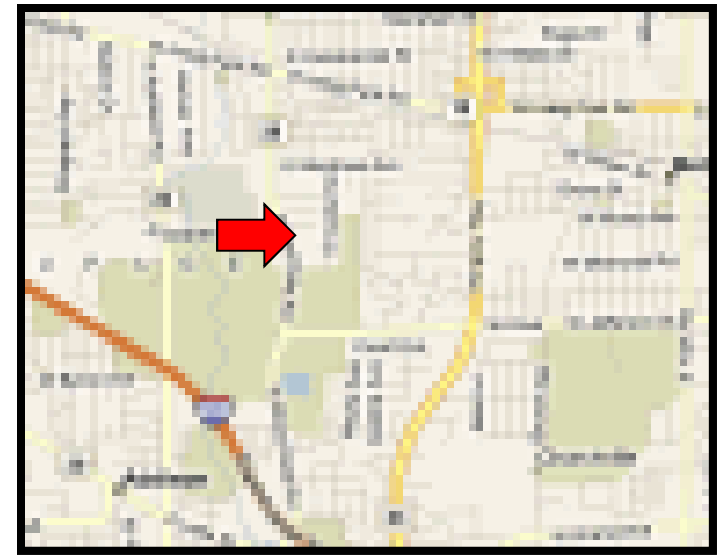
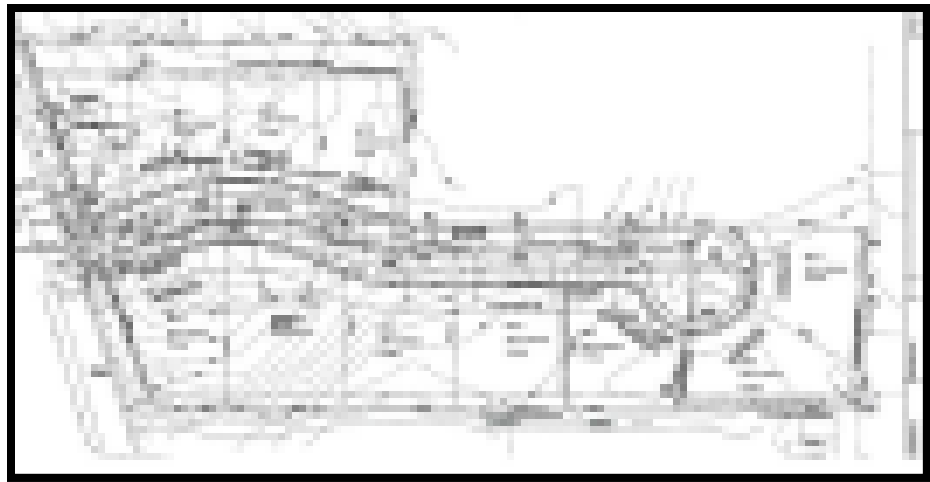


- Rare DuPage County Infill Location
- Beautiful wooded parcel
- Ready to be Annexed to Wood Dale
- Sewer and Water Adjacent
- Concept plan shows 9 Lots

For information, please contact:

**Dan Flanagan**  
Flanagan Realty, LLC  
36W739 Red Haw Lane  
St Charles, IL 60174  
630-388-8522  
Fax: 630-443-1239  
Dan@FlanaganLand.com  
www.flanaganland.com

Exclusively Offered by:



# Residential Land

# For Sale

## +/- 5.5 Acres, Wood Dale Illinois

**LOCATION:** East of Wood Dale Road, South of Elizabeth Court in the Village of Wood Dale.

---

**DEMOGRAPHICS:** Population: (2 Mile Radius): 16,840  
Median Household Income (2 Mile Radius): \$61,731  
22% of Households have Annual Income > \$100,000

---

**MUNICIPALITY & SCHOOLS:** Village of Wood Dale  
Bensenville Elementary District 2  
Fenton High School District 100

---

**PARCELS:**

03-15-308-009	5N101 Wood Dale Rd.	2008 Taxes \$18,450
03-15-308-007	5N125 Wood Dale Rd.	2008 Taxes \$9,649

---

**IMPROVEMENTS:** Concept plan and some engineering completed. Annexation, zoning & plat approval still required. Due Diligence package available upon request.

---

**PRICING:** Asking \$650,000. Reasonable offers considered.

*For information, please contact:*

**Dan Flanagan**  
Flanagan Realty, LLC  
36W739 Red Haw Lane  
St Charles, IL 60174  
630-388-8522  
Fax: 630-443-1239  
Dan@FlanaganLand.com  
www.flanaganland.com

Exclusively  
Offered by:

