

6.5[±] Acres

Rare Naperville Development Opportunity

Located at the signalized corner of
Diehl Rd & Country Club Boulevard

Purchase Individually or Together

OFFERED BY:

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6.5± ACRE DEVELOPMENT OPPORTUNITY

Property Summary



LOCATION:	North of Diehl Road, west of Route 59
CITY:	Naperville, IL
COUNTY:	DuPage
TOWNSHIP:	Naperville
ZONING:	B-3 Commercial Use

	PARCEL A	PARCEL B
PIN:	07-04-401-048	07-04-401-051
LOT SIZE:	~169,448 sf ~3.89 acres	~113,256 sf ~2.60 acres
FRONTAGE:	~457' on West Diehl Rd. ~467' on Ferguson Rd.	~337' on West Diehl Rd. ~336' on Ferguson Rd.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population:	9,274	65,413	177,956
Median Age:	38.1	39.1	39.2
Average HH Income:	\$116,840	\$137,086	\$142,868
Average HH Size:	2.3	2.5	2.6

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Property Highlights

Rare Flexible Naperville Development Opportunity Available as Two Individual Parcels or a Combined 6.5± Acre Site

Positioned along highly visible Diehl Road at the first signalized intersection west of Route 59 (Diehl Rd. & Country Club Blvd.), this development opportunity offers the flexibility to acquire Parcel A (3.89± acres), Parcel B (2.60± acres), or the entire 6.5± acre site. Located just west of the I-88 and Route 59 interchange, the property benefits from accessibility, strong traffic counts, and exceptional visibility within one of Naperville's premier commercial corridors.

Development-ready with infrastructure and utility services already in place, the property is well-positioned for immediate development. Flexible B-3 zoning supports a wide range of commercial uses including office, medical, retail, flex space, and mixed-use developments, allowing developers, owner-users, and investors to tailor the acquisition to their specific project requirements.



Infrastructure:

Development-ready with utilities in place and Ferguson road access.



Zoning:

Well-positioned to support diverse commercial occupancy needs.



Accessibility:

1 block from the I-88 / Route 59 interchange.

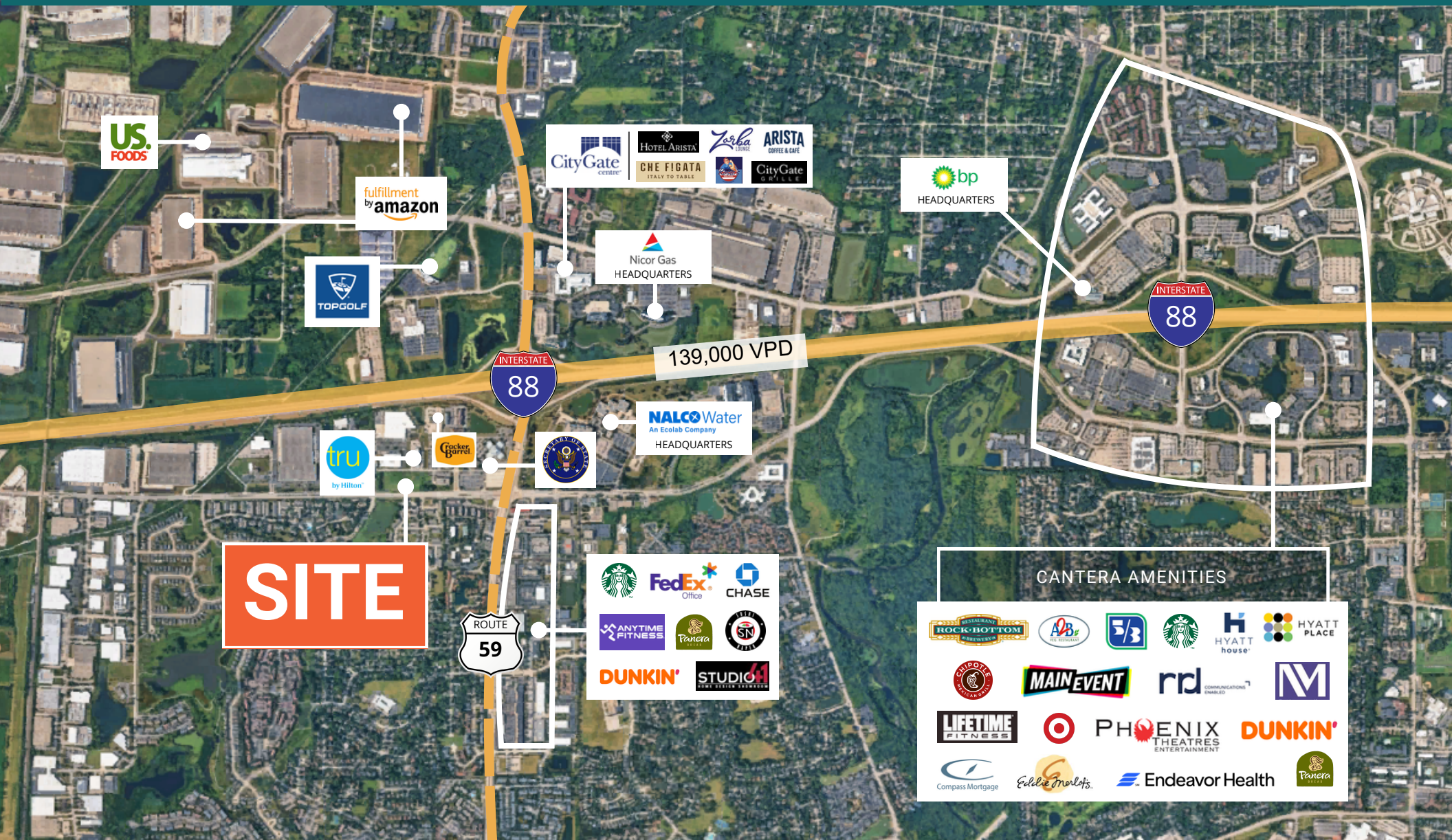


Visibility:

Frontage along the highly trafficked Diehl Road.

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Location Highlights



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Purchase Options

	PARCEL A	PARCEL B	PARCEL A & B
PRICE:	\$2,370,583	\$1,584,451	\$3,955,034
PRICE /SF:	\$13.99	\$13.99	\$13.99
PRICE /ACRE:	\$609,404	\$609,404	\$609,404
LOT SIZE:	~169,448 sf ~3.89 acres	~113,256 sf ~2.60 acres	~282,704 sf ~6.49 acres

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NAPERVILLE RESOURCES



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