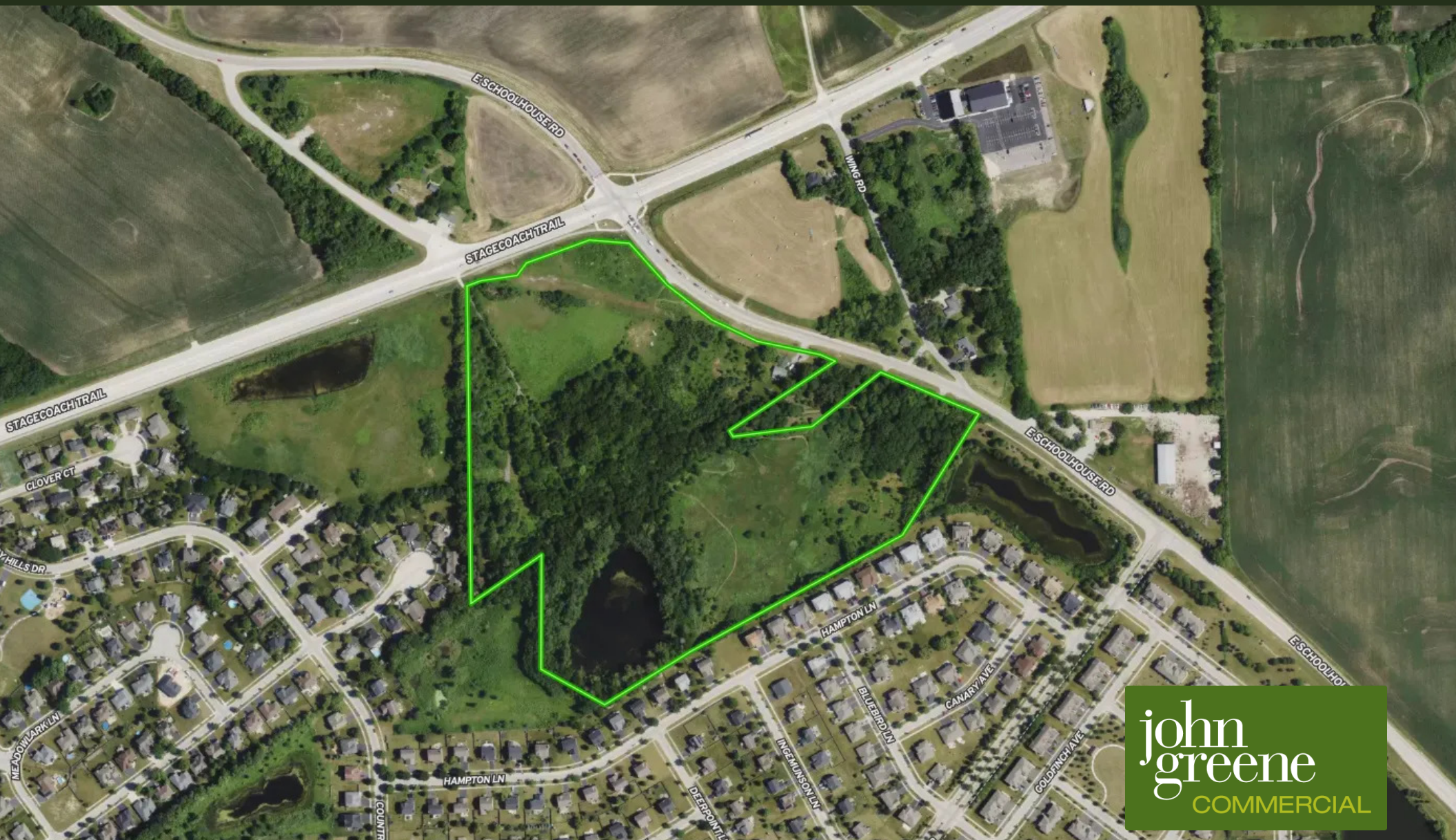


SWC Route 71 and Route 126

Yorkville, IL 60560

LAND FOR SALE

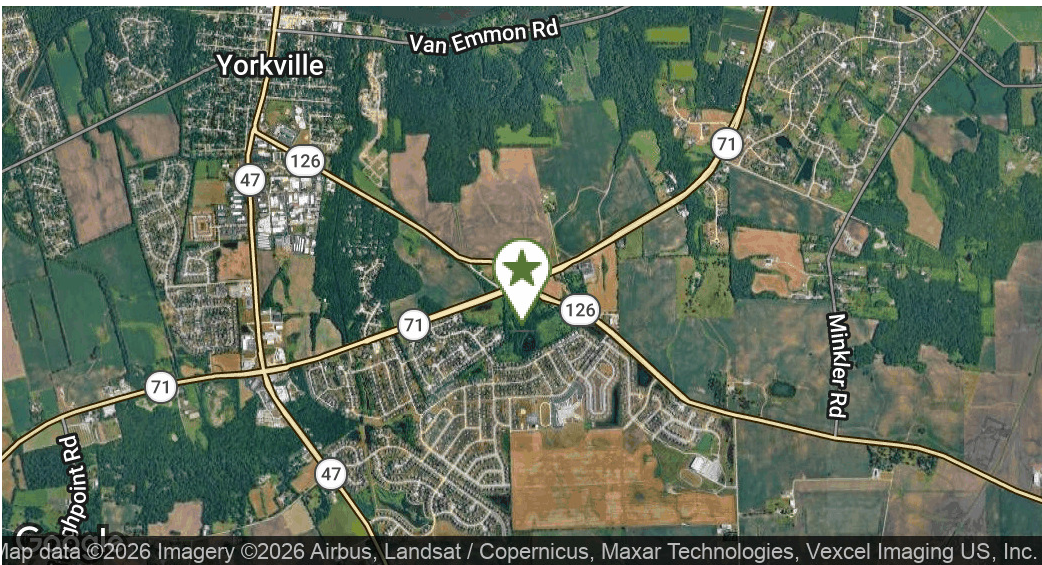
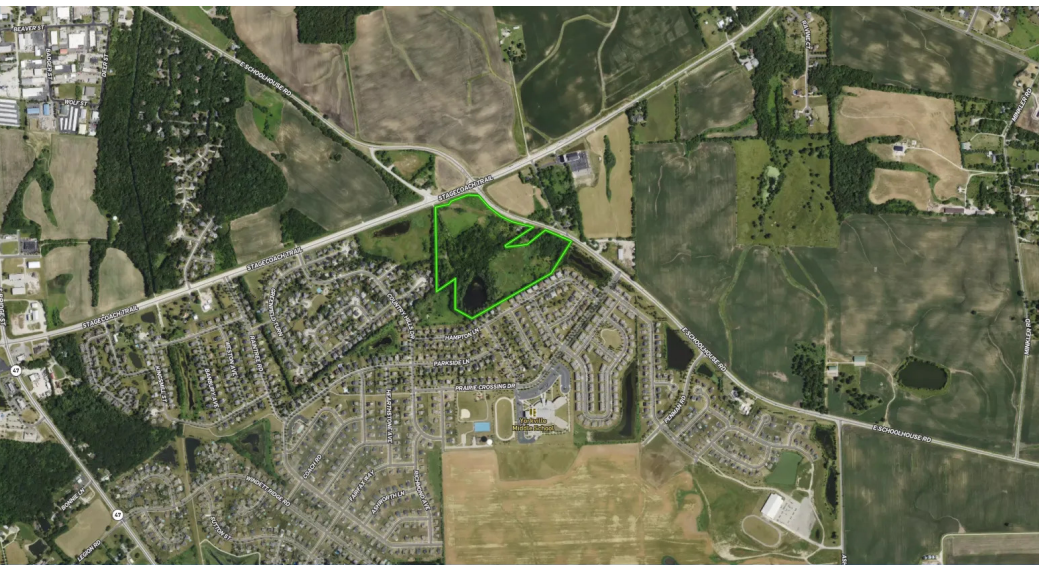


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OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	38.8 Acres
Zoning:	R-4, B-3 - Yorkville
Traffic Count:	8,800 (Route 71) 7,500 (Route 126)
Taxes:	\$17,087 (2024)

PROPERTY OVERVIEW

38.8 acre development site (divisible) available for sale, zoned R-4 and B-3, (Village of Yorkville). The proposed concept plan includes 8 acres of proposed commercial lots at the corner of Route 71 and Route 126; 10.8 acres for multifamily development, and 13.1 acres for townhome development.

PROPERTY HIGHLIGHTS

- 38.8-acre development site (divisible)
- Zoned R-4 and B-3 (Village of Yorkville)
- Proposed concept plan includes commercial, multifamily, and townhome lots

Chris Condon
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Map #	PIN	AC	2024 Taxes
1	05-03-300-035	1.26	\$4,058.56
2	05-03-300-036	0.69	\$87.82
3	05-03-300-037	3.17	\$621.70
4	05-03-300-038	12.79	\$76.08
5	05-03-300-006	0.98	\$7,701.26
6	05-03-300-016	19.99	\$4,541.92
Total:		38.88	\$17,087.34

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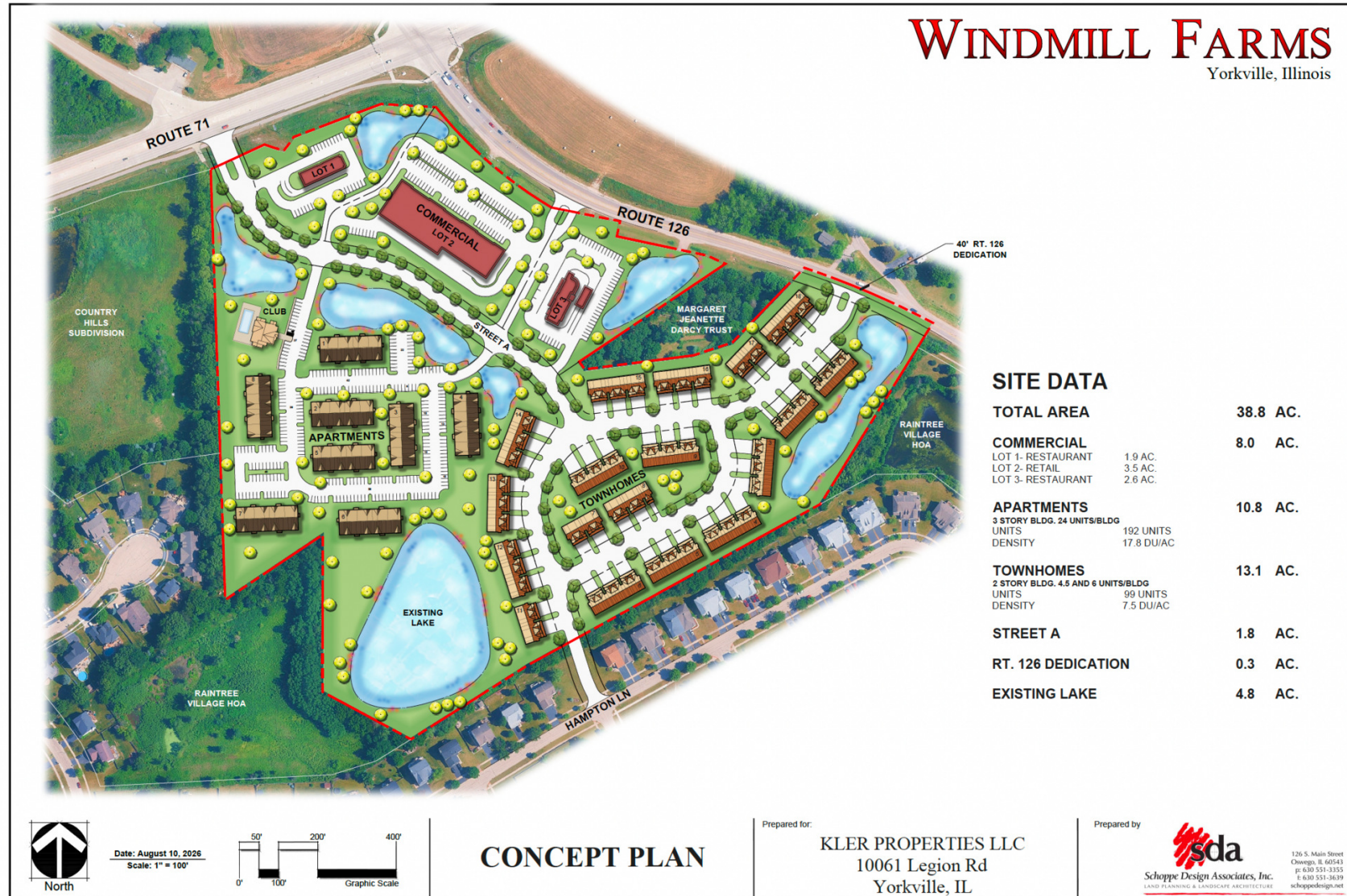
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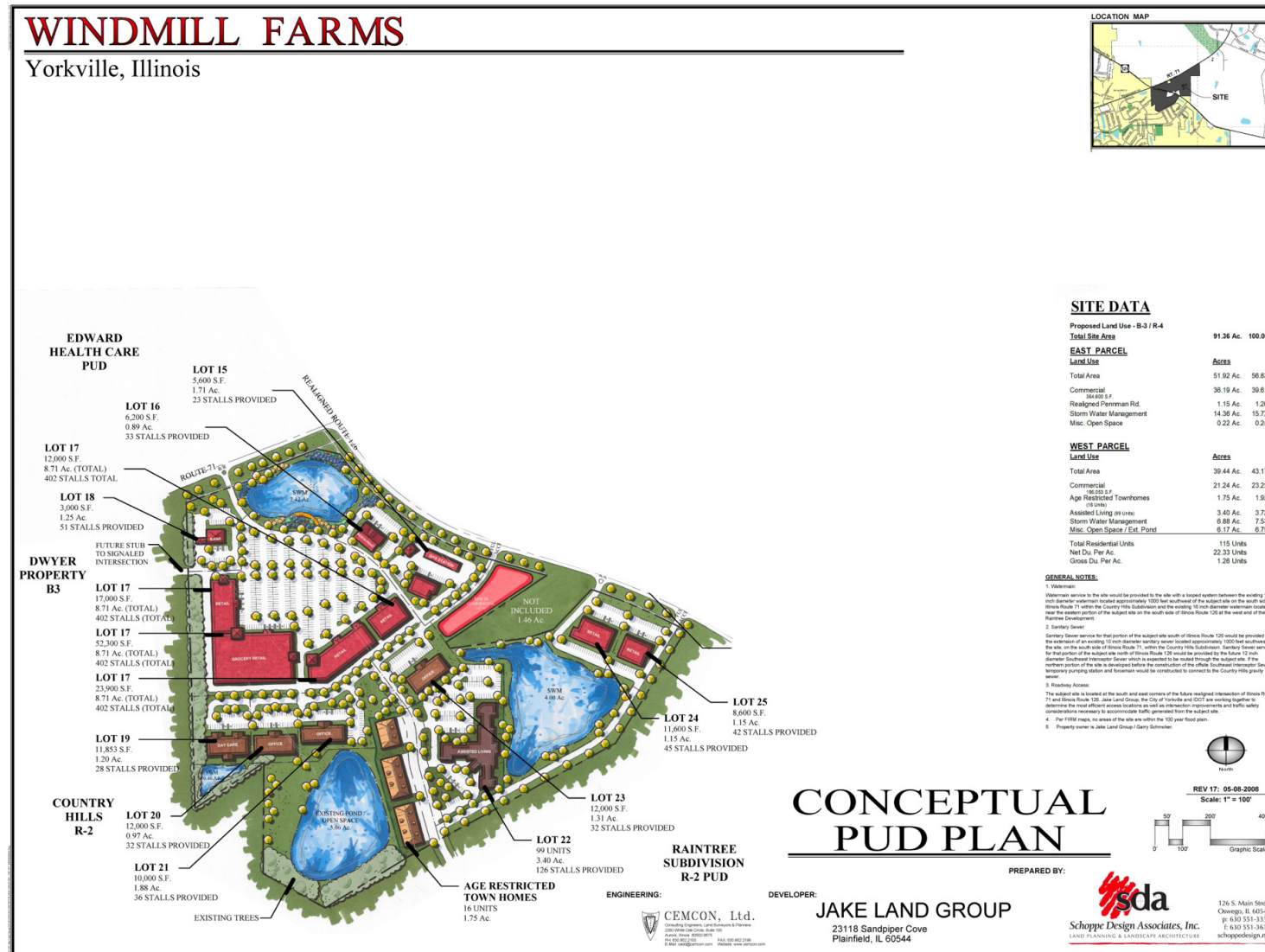
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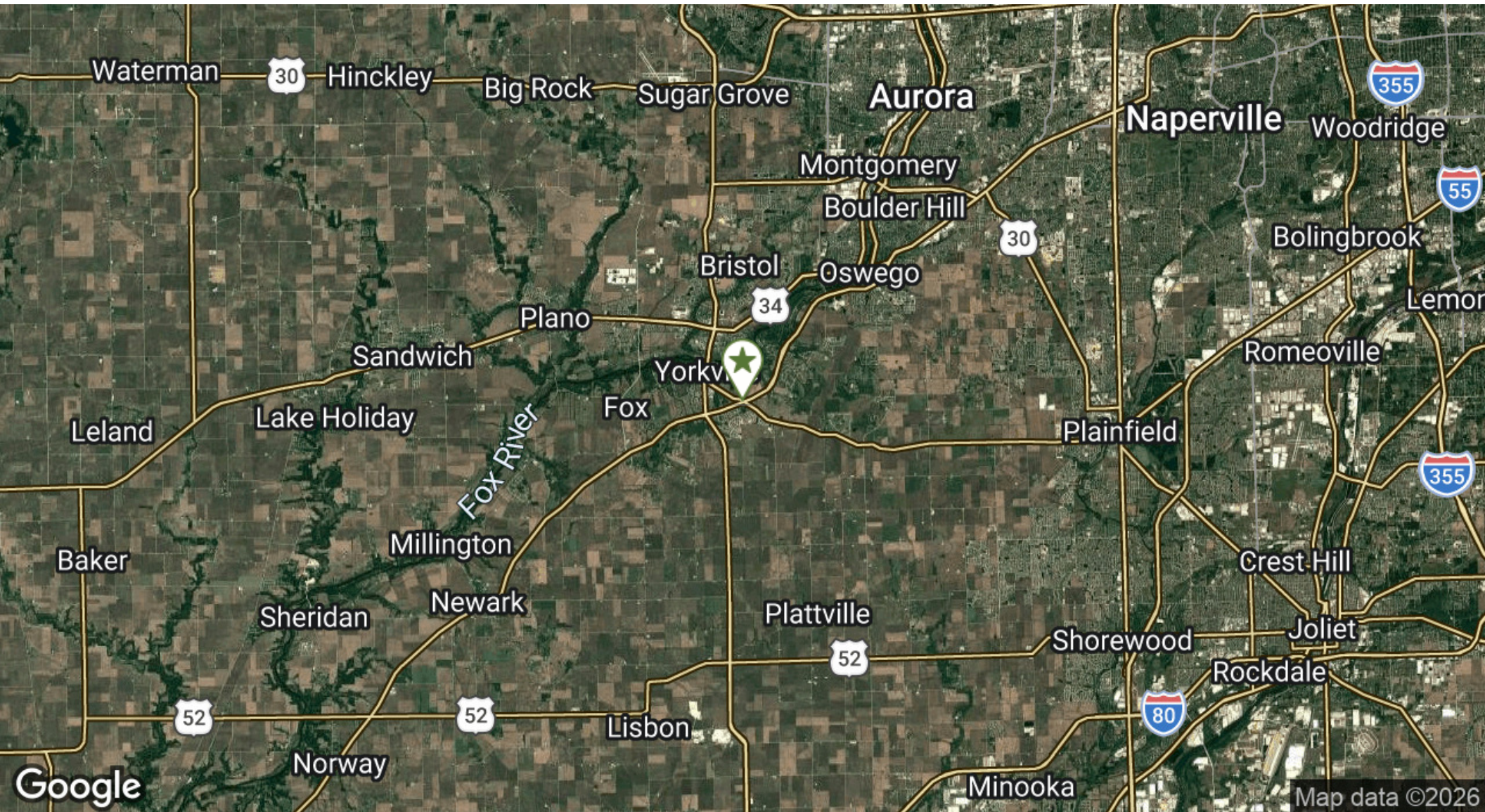
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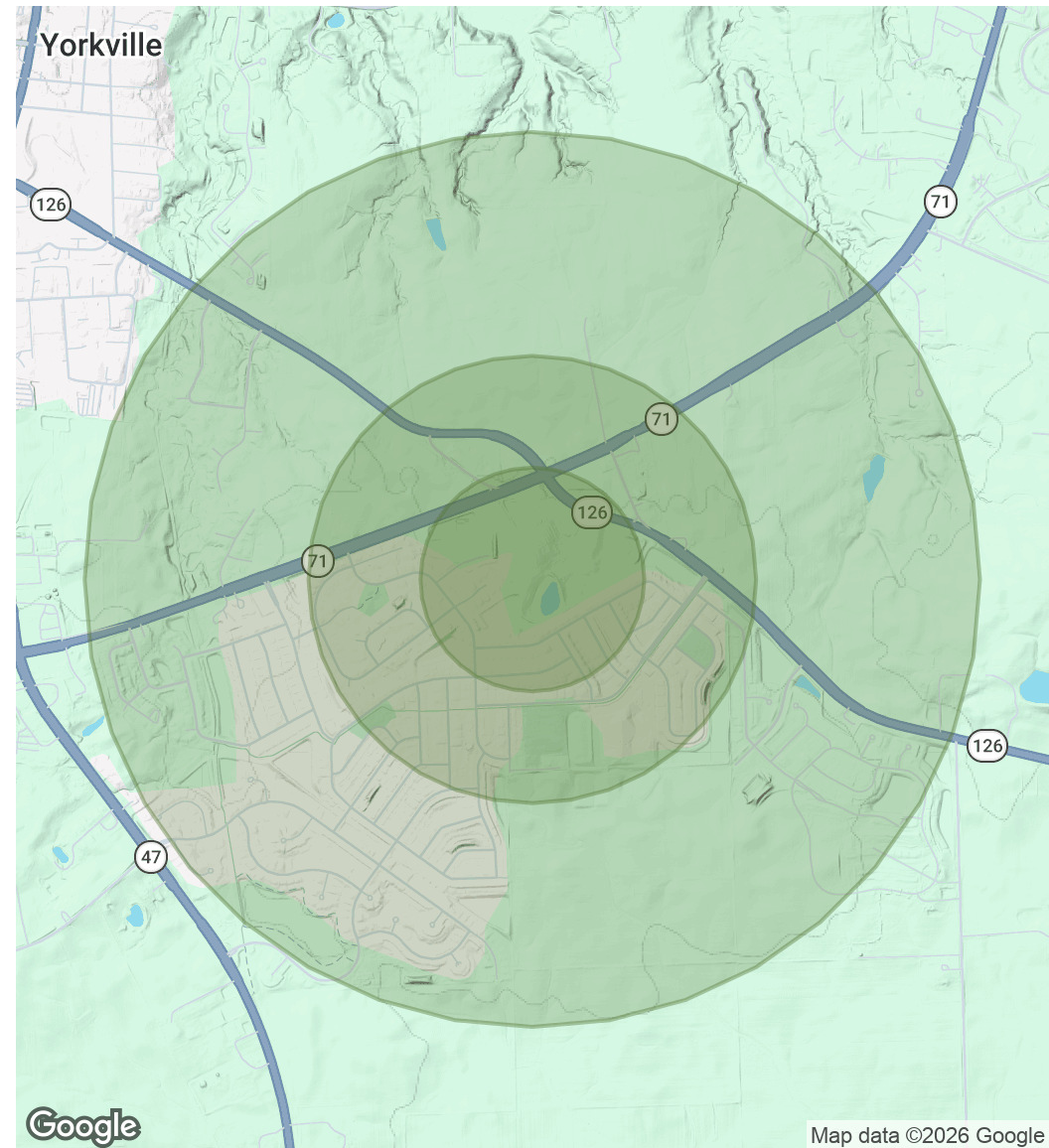
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	50	205	802
Average Age	33.5	32.7	32.9
Average Age (Male)	32.4	31.6	31.8
Average Age (Female)	34.7	33.9	33.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	70	279
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$124,041	\$113,457	\$112,900
Average House Value	\$383,494	\$340,894	\$340,974

2023 American Community Survey (ACS)



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