

11642 Fox Rd

Yorkville, IL 60560

LAND FOR SALE



john
greene
COMMERCIAL

Sale Price:	\$1,050,000
Lot Size:	22.55 AC
Drive In Doors:	3 (15')
County:	Kendall
Taxes:	\$6,056 (2021)
APN:	05-06-100-013

Successful second-generation veggie and flower grow operation with store front, home, and buildings on 22 acres is ready for new ownership. Ready for retirement, "Evergreen Farm & Amy's Greenhouse" comes to the market neatly packaged as a profitable and reputable family destination for fresh veggies, fruits, and flowers. Business value is included at listing price (will be transferred via asset purchase agreement), making this a true turnkey opportunity. This operation has approximately 13,000± SF total under roof and additional 9,540± SF between four climate controlled and irrigated greenhouses. Property includes a large packing/storage shed with two walk in coolers and three DID, retail store front with loft storage, vintage barn, and 2,716± SF single family home. There is also a fully stocked irrigation pond with pump on the southeast corner of the farm. Call for more information. Financials are available with NDA for qualified parties only. Don't disturb business. Showings by appointment only. Listing agent must be present.



- For additional information and video click here: <https://listings.lucrative.com/v2/11642-fox-rd-yorkville-il-60560-1920177/branded>
- 600' of Fox Road frontage
- 1 mile east of the new Eldmain extension
- 4 greenhouses (9,540 SF; climate-controlled & irrigated grow space)
- Fully stocked irrigation pond with pump

Mike Waseen

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The information contained herein is from sources John Greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019



ENDLESS OPPORTUNITIES

The prime location, expansive infrastructure, and growing market demand could call to a number of potential business uses. One could easily imagine the property repurposed as a wedding and event venue, brewery, etc. given the proper zoning or permitting. Or simply add a new element to the already profitable business, such as seasonal attractions like a corn-mazes, pumpkin farms, orchards w/ bakery, tree farm, and/or a working farm Air B&B. Get creative.

PROPERTY DETAILS

With approximately 13,000± SF total, this property includes the following:

- 7,200 SF packing/storage shed with two walk in coolers and three 15' drive in doors
- 1,560± SF retail storefront with additional loft storage
- 2,716± SF single family home, including 4 bedrooms, 2 bathrooms with first floor master suite and indoor hot tub
- 1,600± SF vintage barn with two garage doors

LOCATION DESCRIPTION

This site has 600 feet of Fox Road frontage only a mile east of the almost finished Eldamain extension (providing convenient access to Rt 34 and I-88), three miles west of Downtown Yorkville and between Silver Springs State Park and Hoover Forest Preserve.

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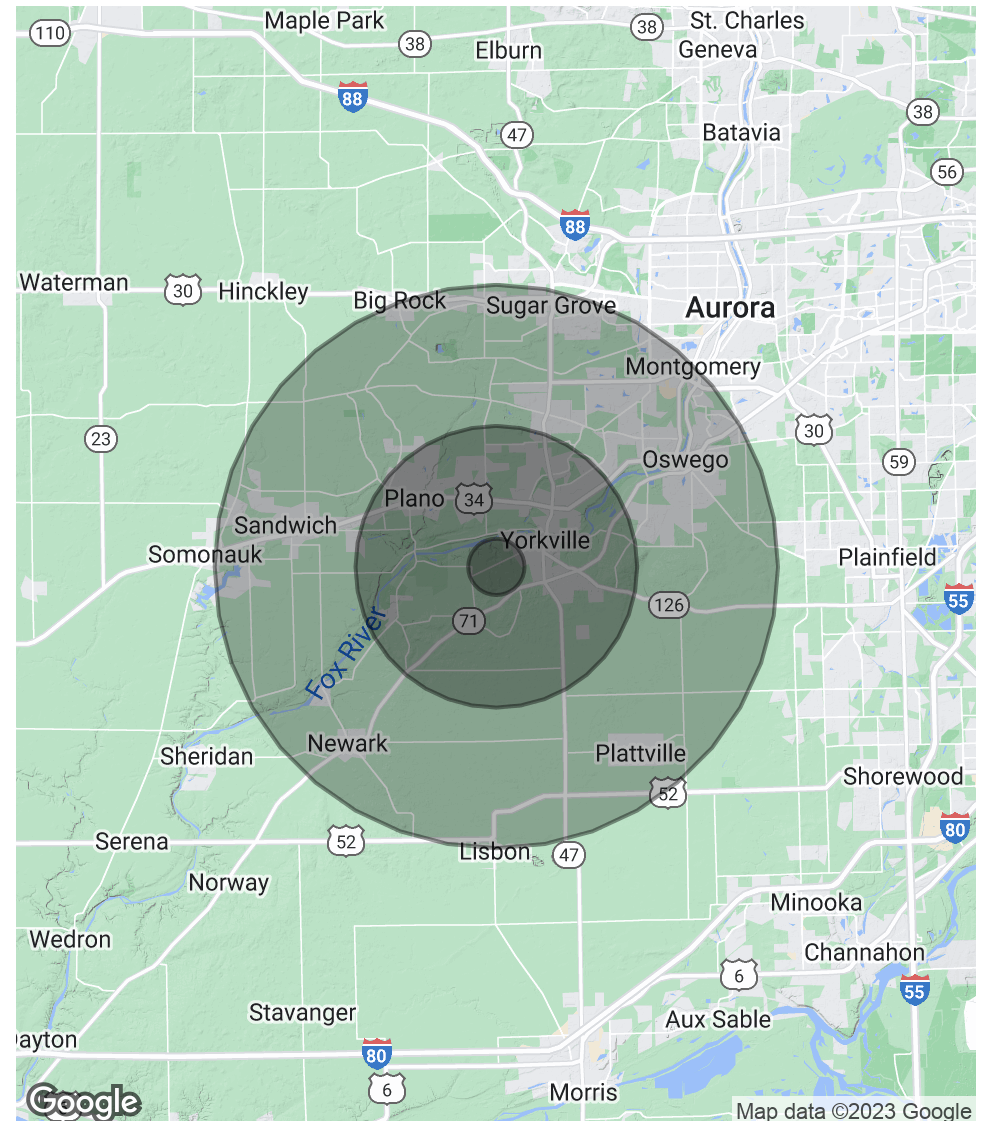
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	399	24,274	97,224
Average Age	37.3	33.3	34.1
Average Age (Male)	37.0	33.2	33.5
Average Age (Female)	37.6	33.5	34.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	146	8,481	33,251
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$89,358	\$87,327	\$88,098
Average House Value	\$323,153	\$277,452	\$274,320

* Demographic data derived from 2020 ACS - US Census



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