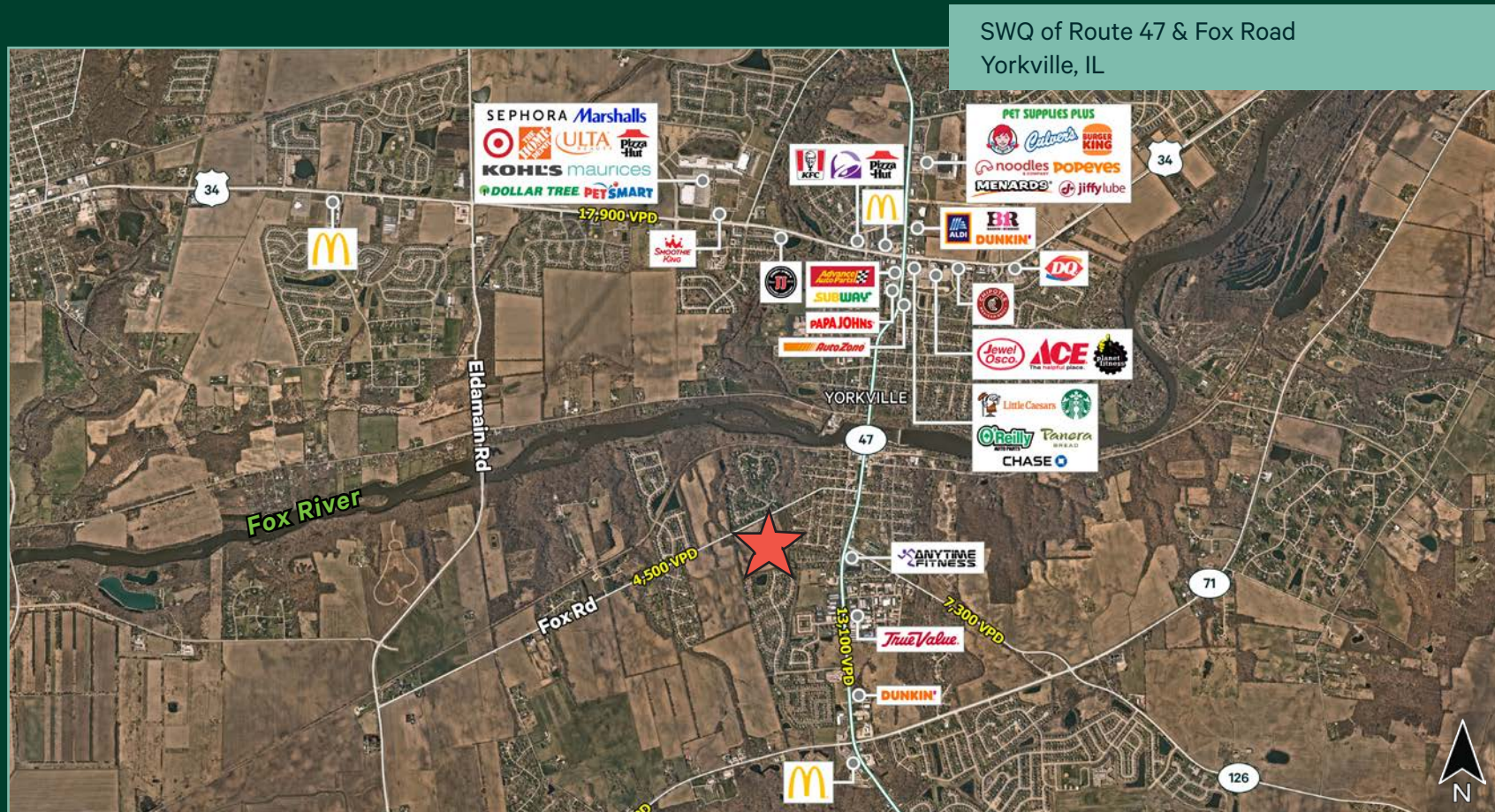


Prime Platted Lot Opportunity



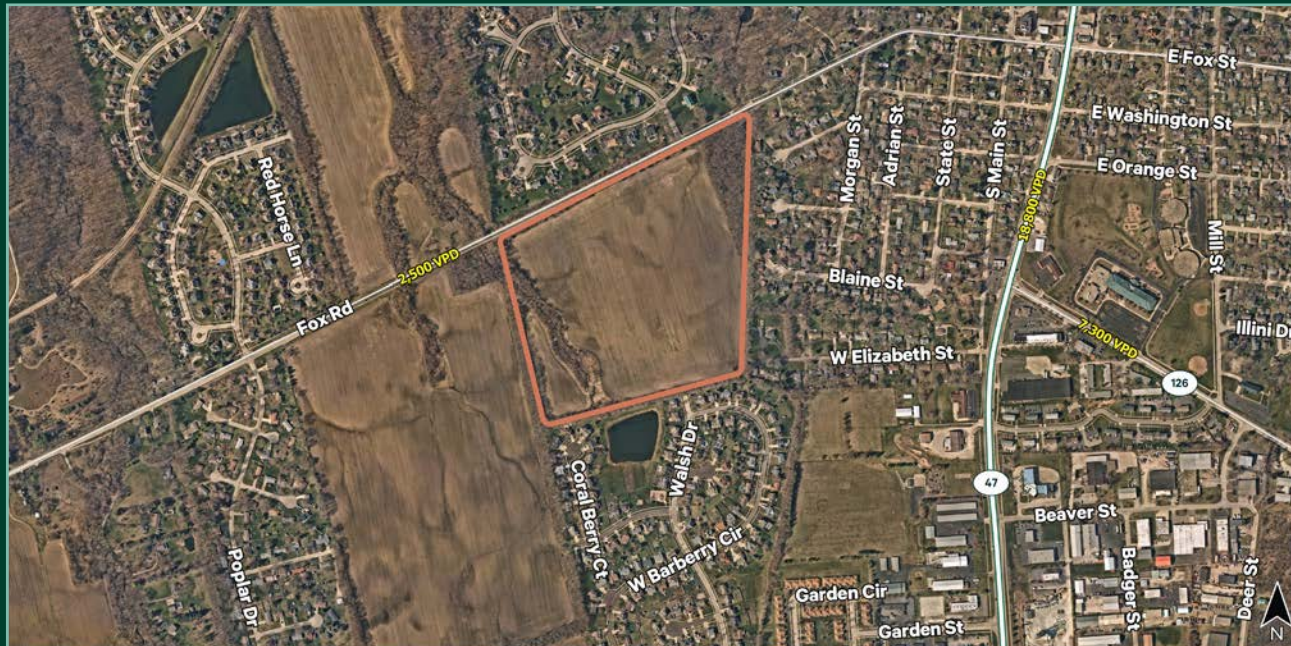
Property Highlights

SWQ of Route 47 & Fox Road
Yorkville, IL

For Sale 98 Single Family Platted Lots

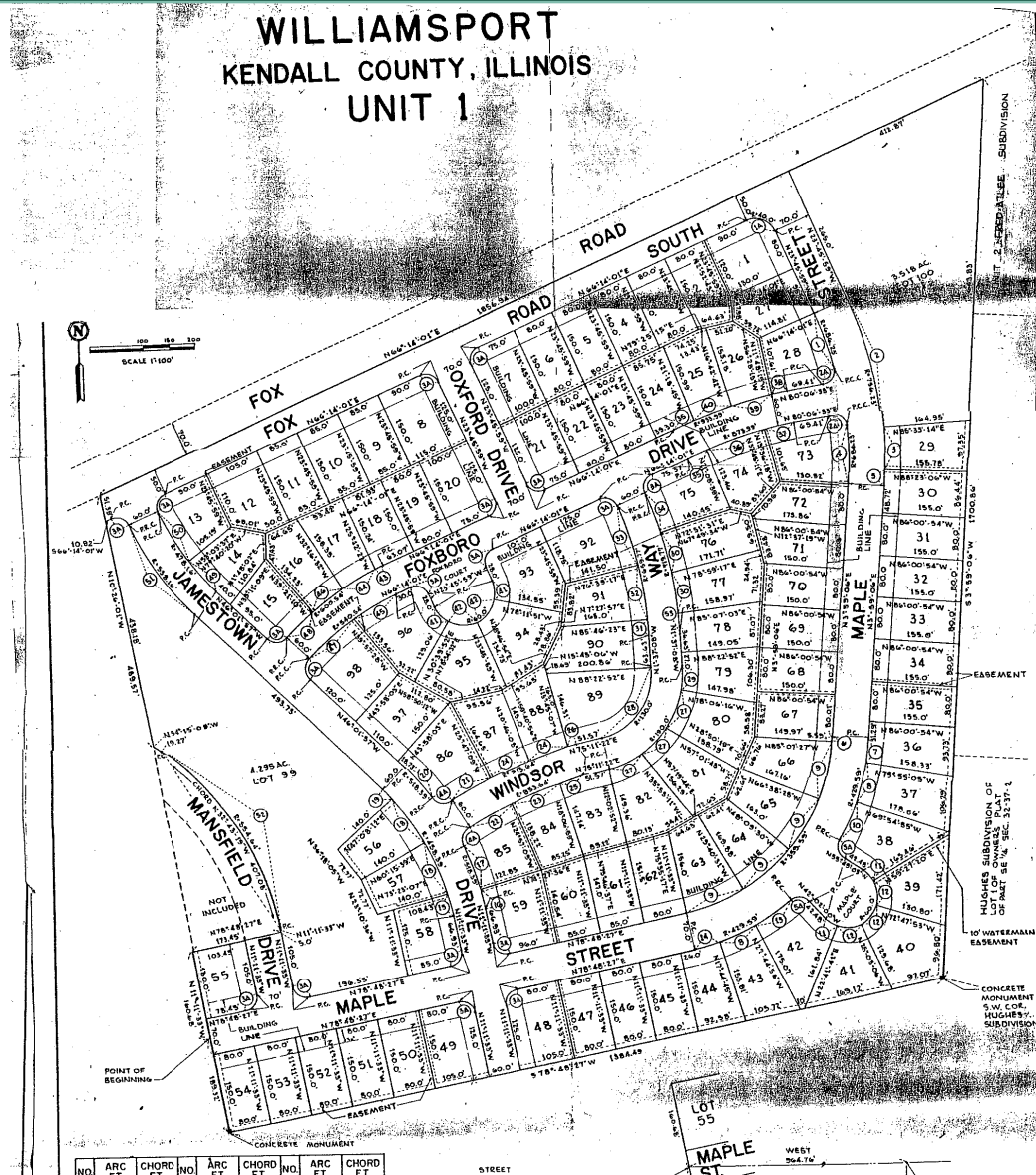
- + Zoned R-1 Single Family Suburban Residential District
- + Future Williamsport Subdivision a part of a larger 444 lot subdivision plan
- + Just west of the Route 47 lighted intersection
- + Within Yorkville Community School District 115
- + Traffic Counts:
18,800 vehicles per day on Route 47
2,500 vehicles per day on Fox Road
- + Multiple PIN Numbers
- + Please call for additional Information
- + Pre-paid non-applicable fees per lot:
 - School Transition Fee \$3,000 per unit
 - Yorkville Bristol Sanitary District Annexation Fee \$4,228 per unit
 - Separate Yorkville- Bristol Sanitary District Fee \$1,400
 - Development Fees \$4,409 per unit
 - Land Cash Fees, Parks & Schools \$9,822 per unit
 - Road Contribution Fund \$2,000 per unit

Site Aerial



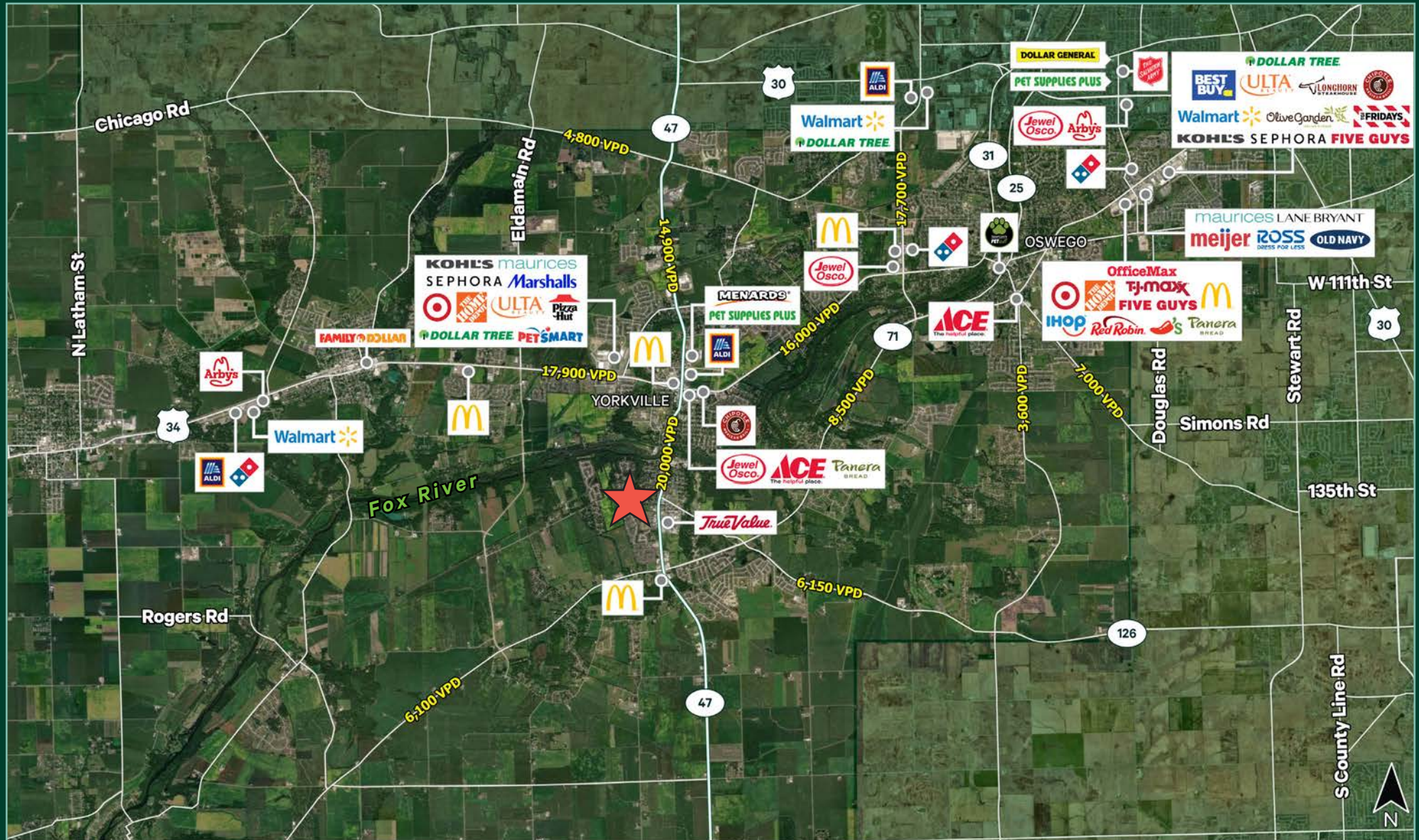
±50
Acres

\$4,200,000
Asking Price



Area Amenities and Transportation Corridors

SWQ of Route 47 & Fox Road
Yorkville, IL



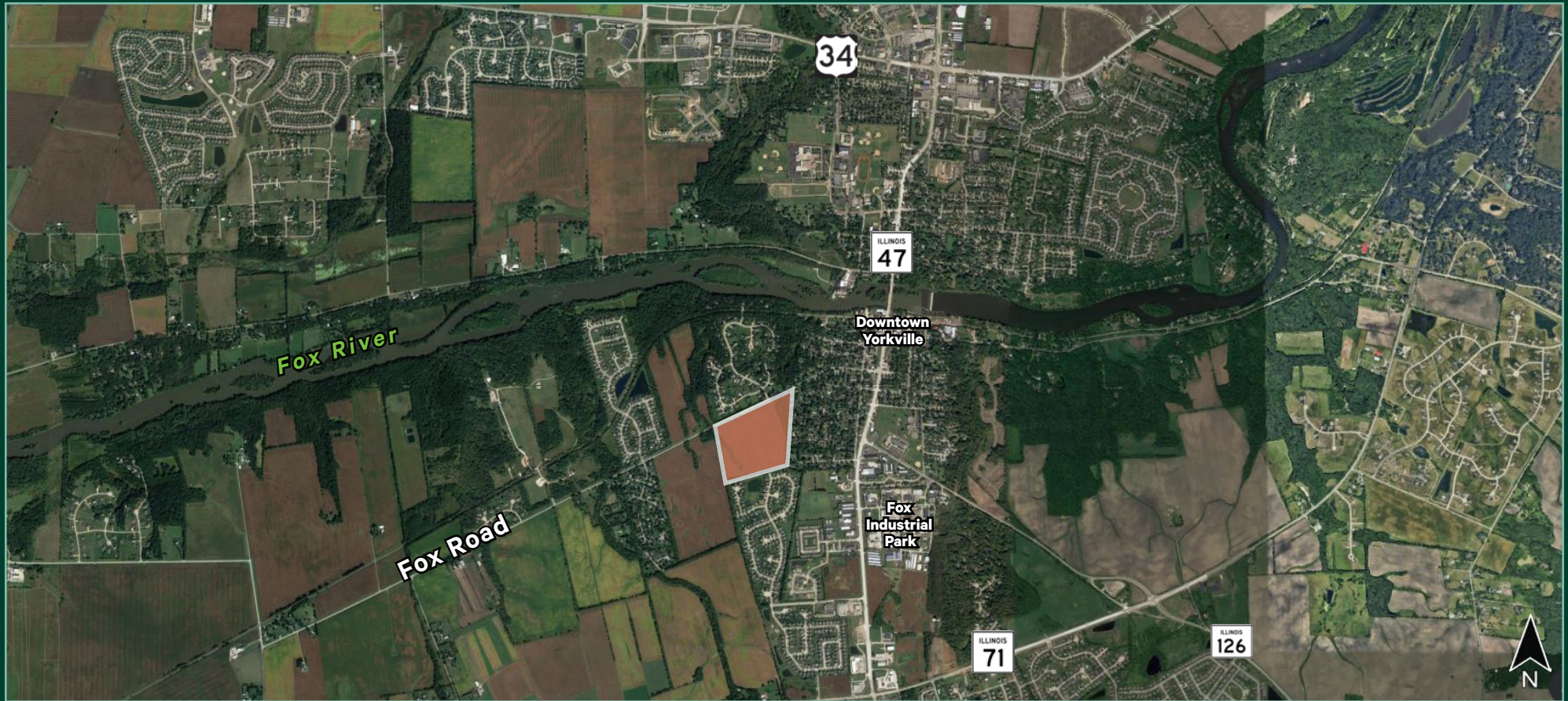
Demographic Snapshot

SWQ of Route 47 & Fox Road
Yorkville, IL

	1 MILE	3 MILES	5 MILES
Population	3,644	23,287	39,220
Households	1,331	8,015	13,206
Average Household Income	\$126,837	\$123,115	\$120,266
Average Housing Value	\$311,413	\$293,145	\$290,205

Floodplains / Wetlands





Contact Us

Tony Gange

Executive Vice President
+1 630 573 7030
tony.gange@cbre.com

Mike Smith

Senior Associate
+1 630 573 7804
mike.r.smith@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.