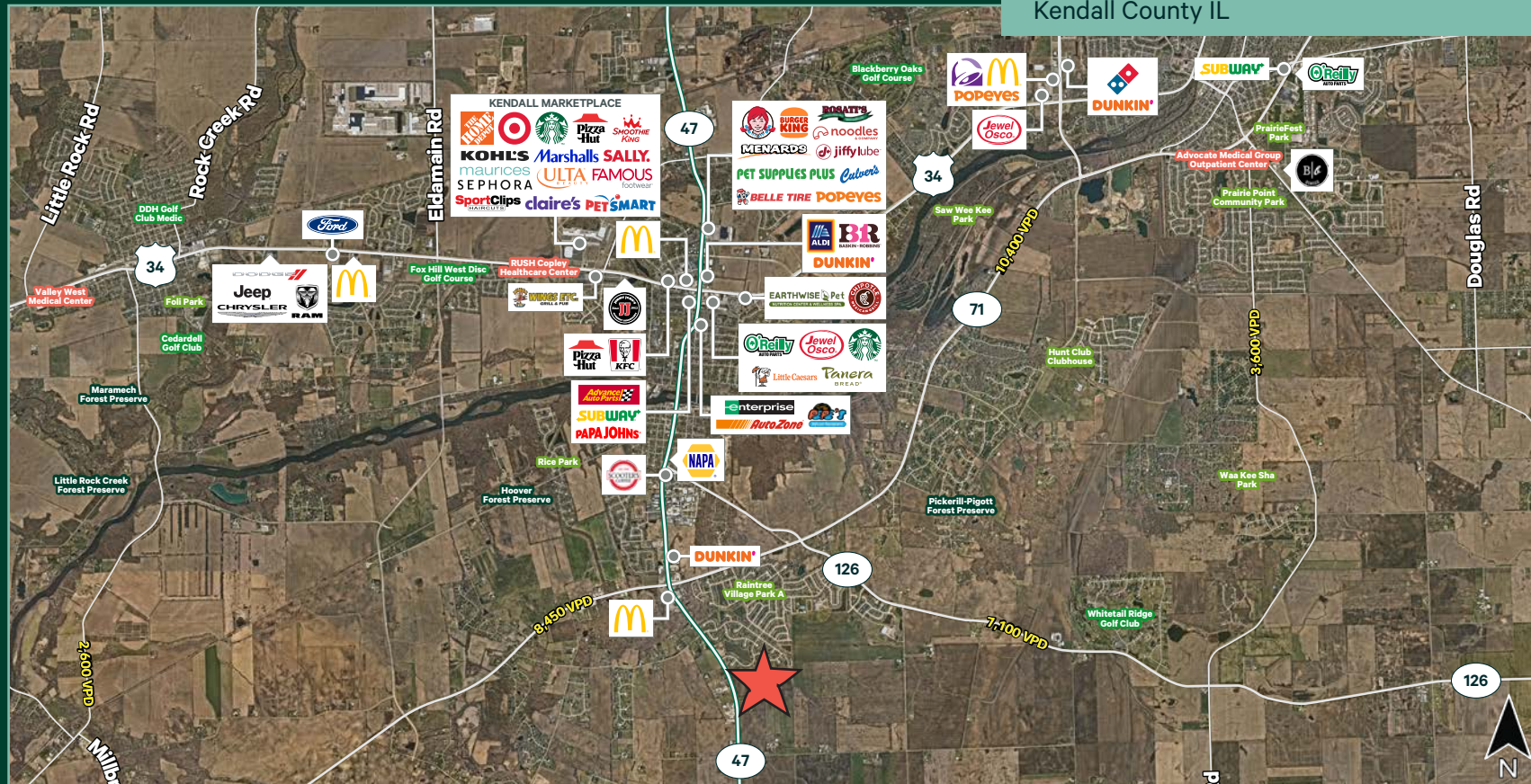


Potential Development Opportunity

SEQ of Route 47 and Route 126
Kendall County IL



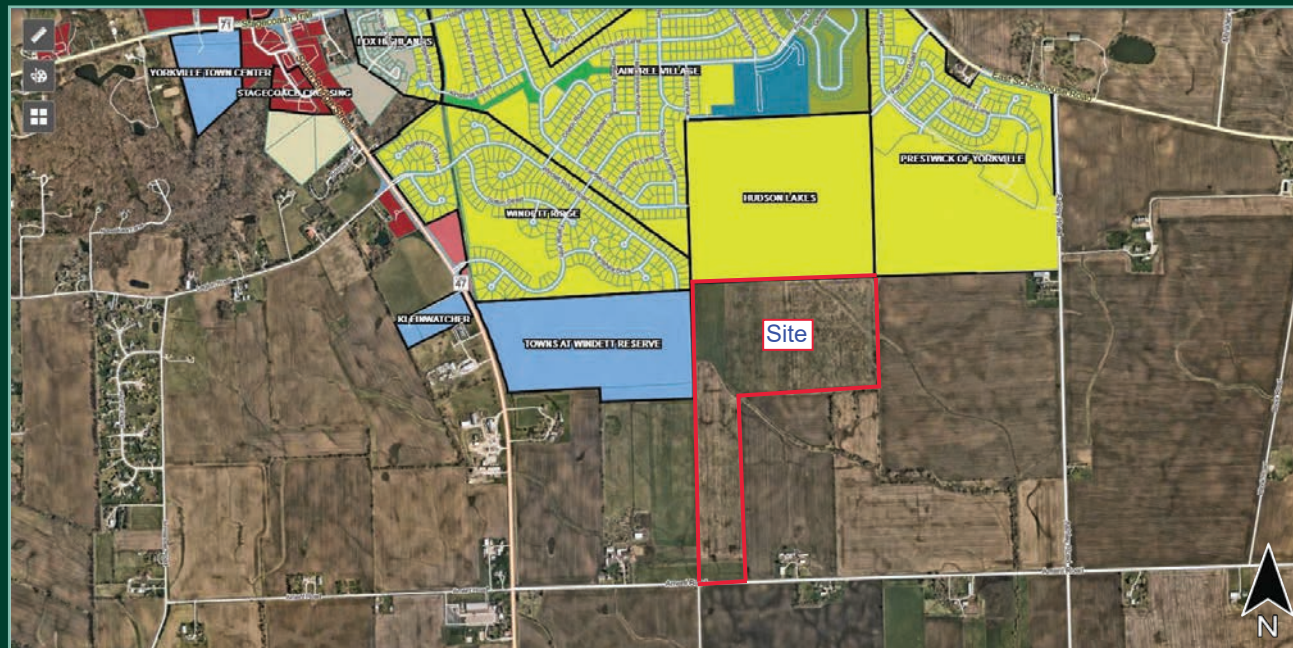
Property Highlights

SEQ of Route 47 and Route 126
Kendall County IL

For Sale ±142 Acres

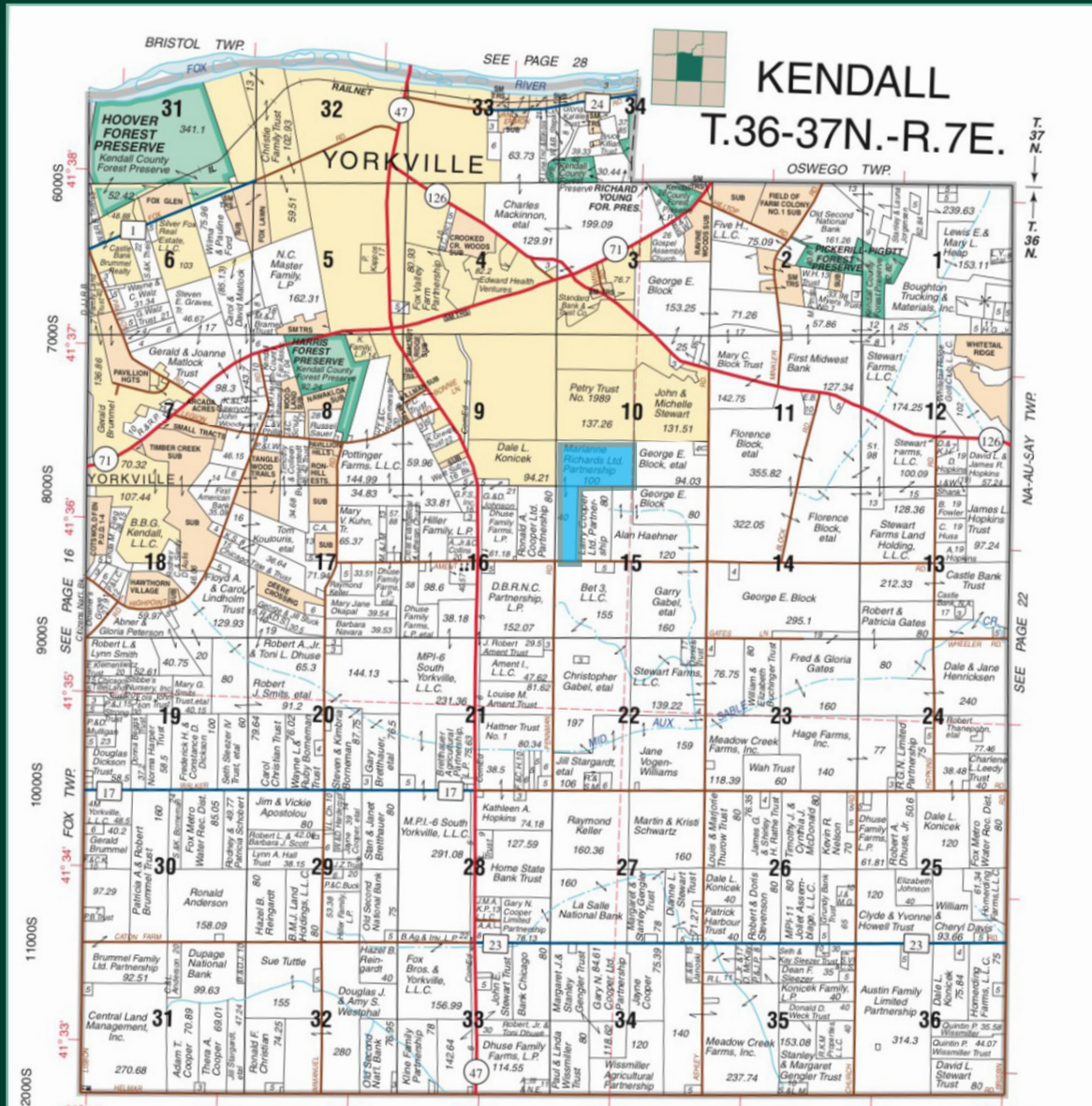
- + Zoned A-1 Agriculture District
- + Utilities located at the SEC of the adjacent Windett Ridge neighborhood
- + Directly east of Route 47 providing easy access to the Village of Yorkville
- + Soil Productivity Index 130
- + Yorkville Community School District 115
- + Traffic Counts:
 - 8,900 vehicles per day on Route 47
 - 7,100 vehicles per day on Route 126
- + Within a ¼ mile of recently built Yorkville Christian HS and Yorkville Middle School.
- + PIN Numbers: 05-10-300-001 & 05-15-100-001
- + Taxes: \$6,251
- + Asking Price: \$29,000/Acre
- + Please call for additional Information

Site Aerial



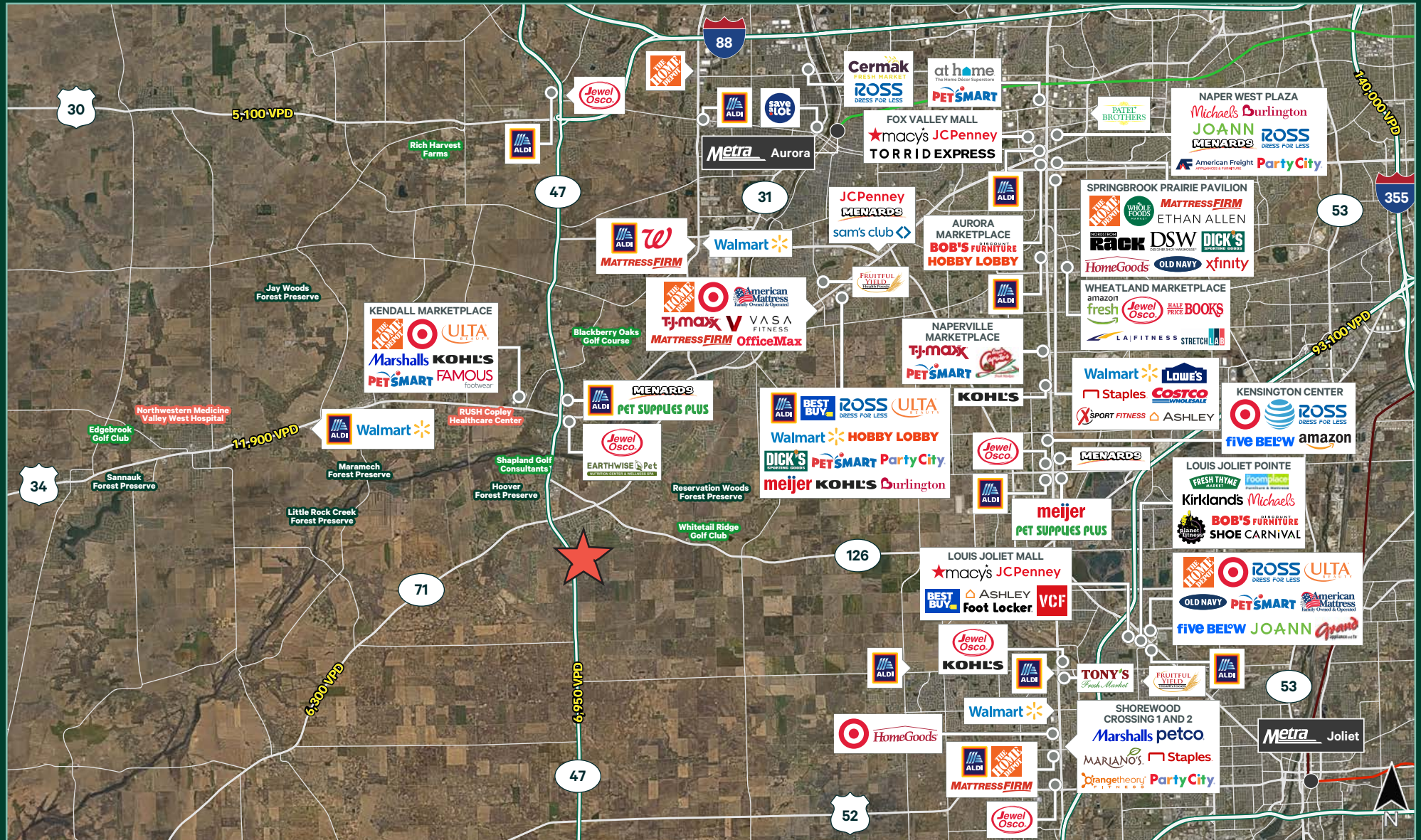
±142
Acres

\$29,000/Acre
Asking Price



Area Amenities and Transportation Corridors

SEQ of Route 47 and Route 126
Kendall County IL

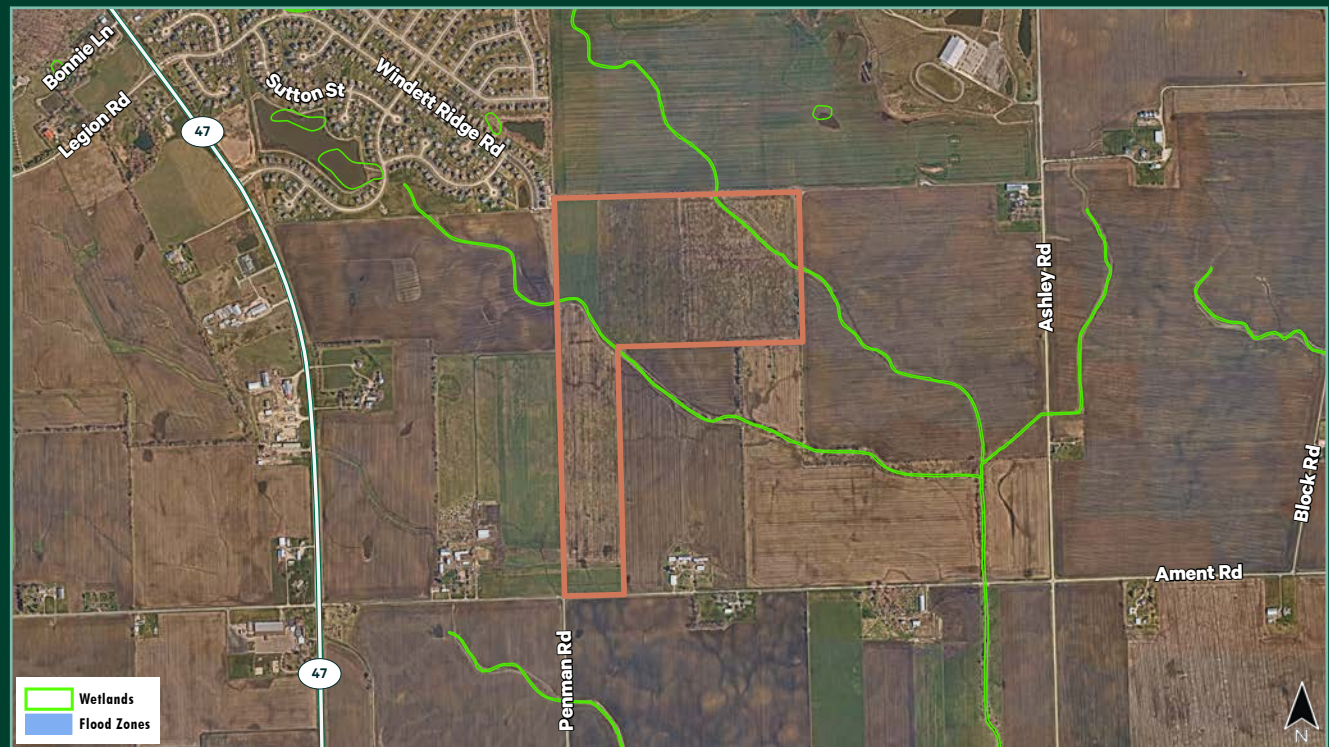


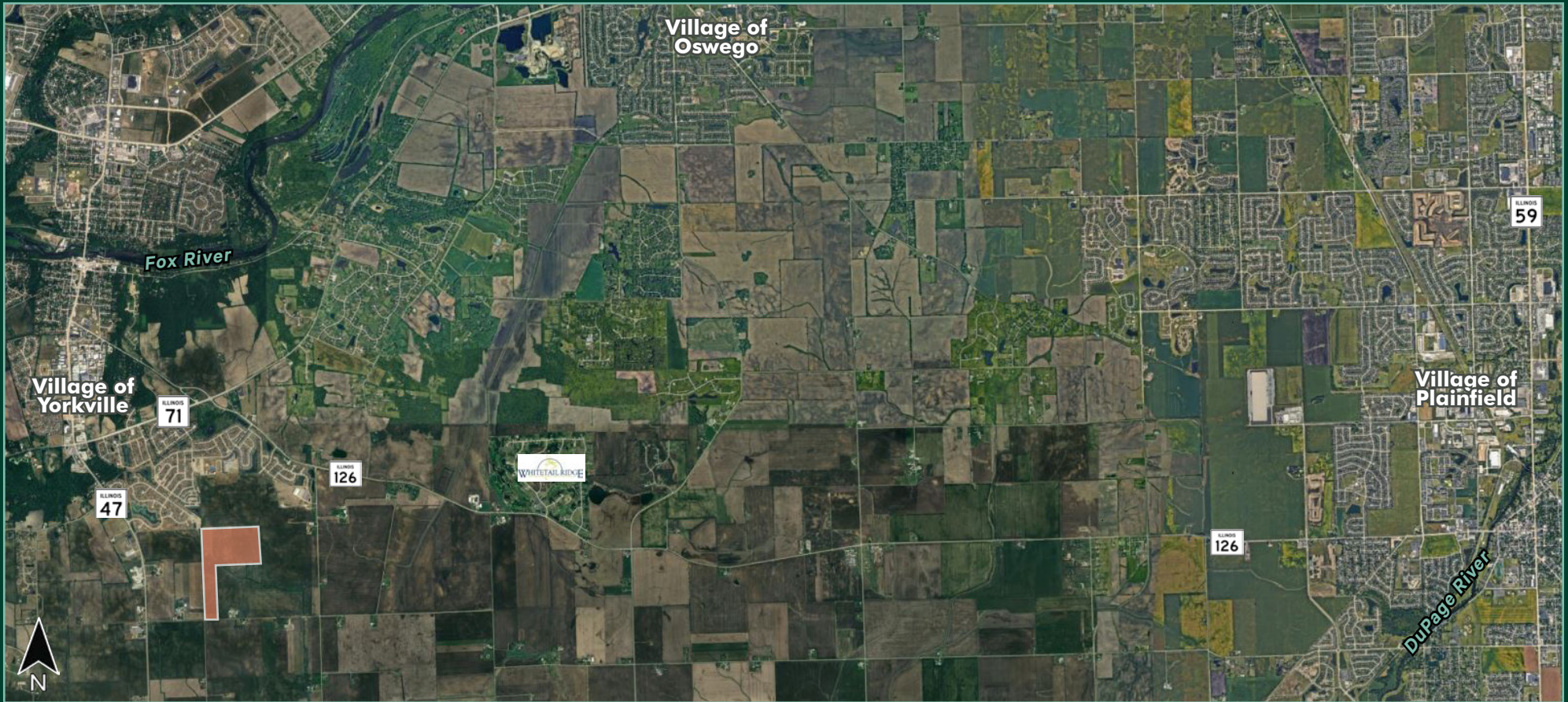
Demographic Snapshot

SEQ of Route 47 and Route 126
Kendall County IL

	1 MILE	3 MILES	5 MILES
Population	4,340	18,284	35,900
Households	1,586	6,527	12,035
Average Household Income	\$111,263	\$122,013	\$123,621
Average Housing Value	\$308,106	\$312,038	\$296,657

Floodplains / Wetlands





Contact Us

Dave Erickson

Vice President

+1 630 573 1280

david.erickson@cbre.com

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