



PROPERTY HIGHLIGHTS

JASON PESOLA

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- Frontage on US Rt. 47
- Immediately Available
- Highly Visible
- Signalized Intersection

- Zoned M-1/B-3
- Heavy Traffic Volume
- 4.22 Buildable Acres
- 6.94 Total Acres

INTEGRA COMMERCIAL

1960 Springbrook Square Dr #100
Naperville, IL 60564

FOR SALE - \$1,999,000 - 6.94 TOTAL ACRES

1 & 2 Boombah Blvd. Yorkville, IL

IMMEDIATELY AVAILABLE



PROPERTY OVERVIEW

Immediately Available!

Industrial land zoned M-1/B-3. Trucking, Industrial, Warehousing, Distribution Center or Industrial Condos! Route 47 frontage - Highly Visible! The City of Yorkville is one of the fastest growing communities in Kendall County. Lots 1 & 2 are approximately 6.94 acres with 4.22 buildable acres and are prime for development! All utilities are near the site, the City of Yorkville encourages new development and is very easy to work with! **Please contact Jason Pesola today! 630-486-7321**

PROPERTY SUMMARY

PROPERTY TYPE:	LAND
SECONDARY TYPE:	INDUSTRIAL
ACRES:	6.94 TOTAL ACRES 4.22 BUILDABLE ACRES
ZONED:	M-1/B-3
NO. LOTS:	2
APN/TAXES:	02-16-151-008 / \$2,748.00 02-16-151-009 / \$2,868.22



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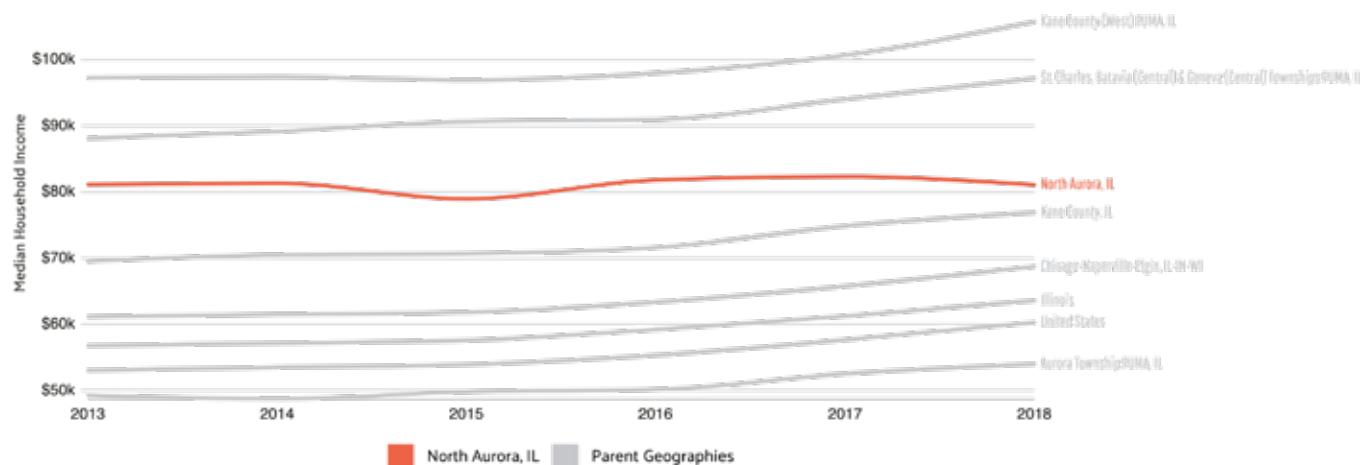
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YORKVILLE ILLINOIS DEMOGRAPHICS

1 & 2 Boombah Blvd. Yorkville, IL

MEDIAN HOUSEHOLD INCOME



POPULATION

19,145

2.43% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE

\$231,200

0.173% 1-YEAR DECLINE

NUMBER OF EMPLOYEES

9,161

2.64% 1-YEAR DECLINE

POVERTY RATE

5.35%

MEDIAN AGE

33.7

MEDIAN HOUSEHOLD INCOME

\$95,180

0.213% 1-YEAR DECLINE