

# PROPERTY HIGHLIGHTS

- 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

**JASON PESOLA**

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**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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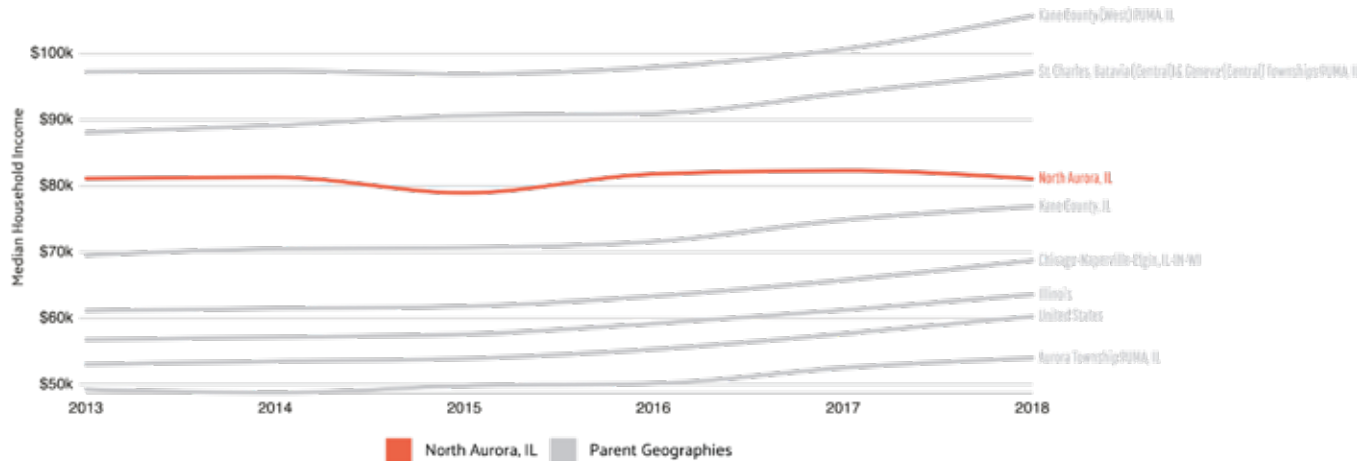
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**COMMERCIAL**  
REAL ESTATE

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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**

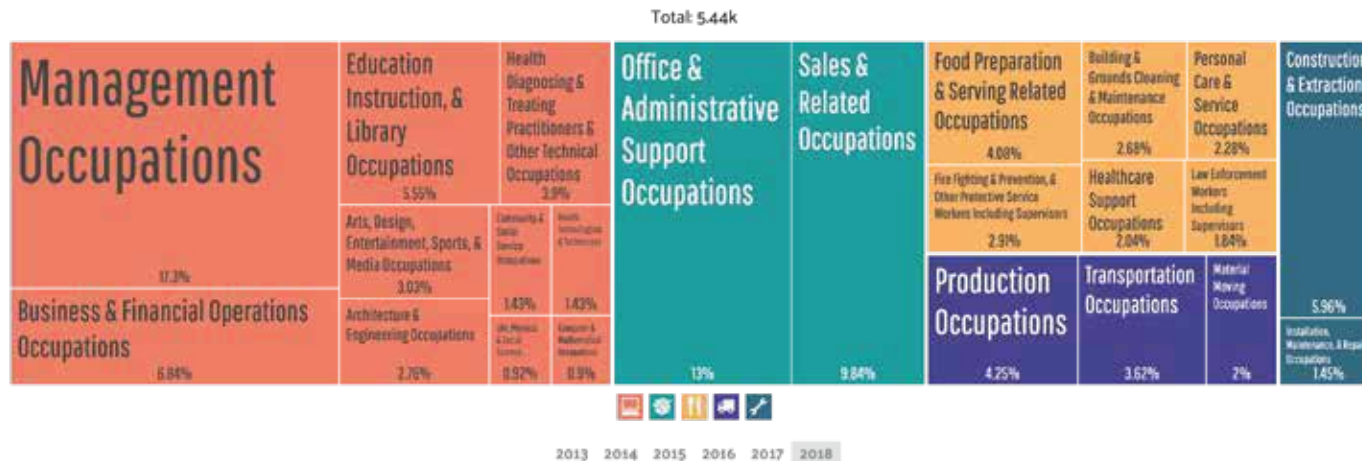
0.173% 1-YEAR DECLINE

NUMBER OF EMPLOYEES

**9,161**

2.64% 1-YEAR DECLINE

## EMPLOYMENT BY OCCUPATION



POVERTY RATE

**5.35%**

MEDIAN AGE

**33.7**

MEDIAN HOUSEHOLD INCOME

**\$95,180**

0.213% 1-YEAR DECLINE

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