

INTEGRA REALTY

721 BLACKBERRY SHORE YORKVILLE, ILLINOIS

BUILD TO SUIT

This is a rare opportunity to secure a premier commercial lot located just outside the Kendall Marketplace power center. Four lots are available, ranging from 0.73 to 1.03 acres, with flexible built-to-suit options.



721 BLACKBERRY SHORE - LOTS FOR SALE

PROPERTY OVERVIEW

These prime corner lots and inline spaces are not subject to SSA tax, offering lower ongoing costs and greater long-term savings — a clear financial advantage for your investment. Situated in a bustling retail corridor, the lots enjoy strong visibility to both shoppers and the surrounding growing residential communities. With easy access, they're ideal for businesses looking to establish a presence in the fastest-growing city in Kendall County.

PROPERTY DETAILS

PROPERTY SUMMARY

SALE PRICE: \$449,000 - \$629,000

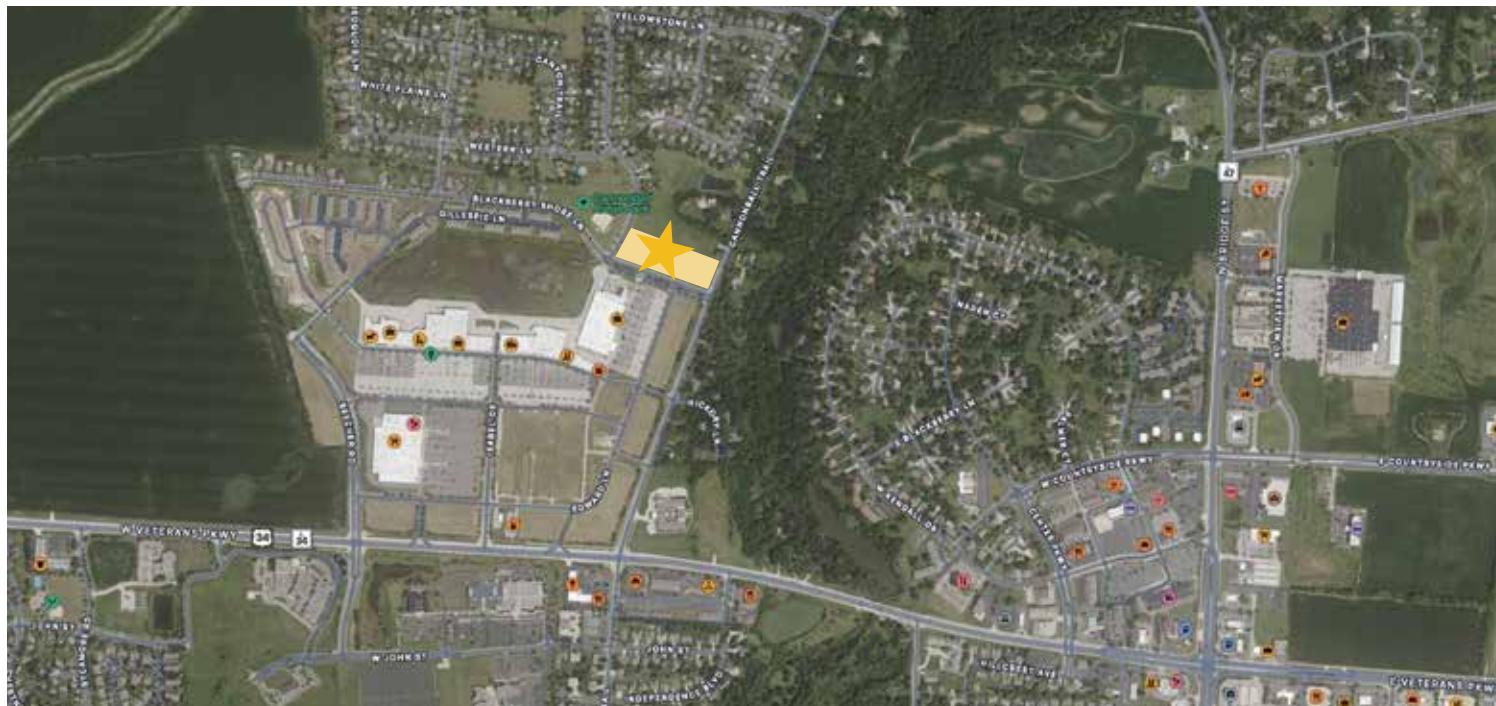
LOT SIZE: From .73 - 1.03 Acres

ZONED: B2 - Retail/Office

YORKVILLE POP: 25,986 (2024)

PROPERTY HIGHLIGHTS

- High Visibility & Accessibility - Corner lots and inline spaces with excellent exposure to local traffic.
- Not Subject to SSA Tax
- Prime Location - Situated just outside Kendall Marketplace, high-traffic and residential neighborhoods nearby.



CARRIE WASSLER

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INTEGRA REALTY

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#100
Naperville, IL 60564

YORKVILLE ILLINOIS DEMOGRAPHICS

721 BLACKBERRY SHORE, YORKVILLE, IL

2024 EST. POPULATION

25,986

MEDIAN PROPERTY VALUE

\$308,900

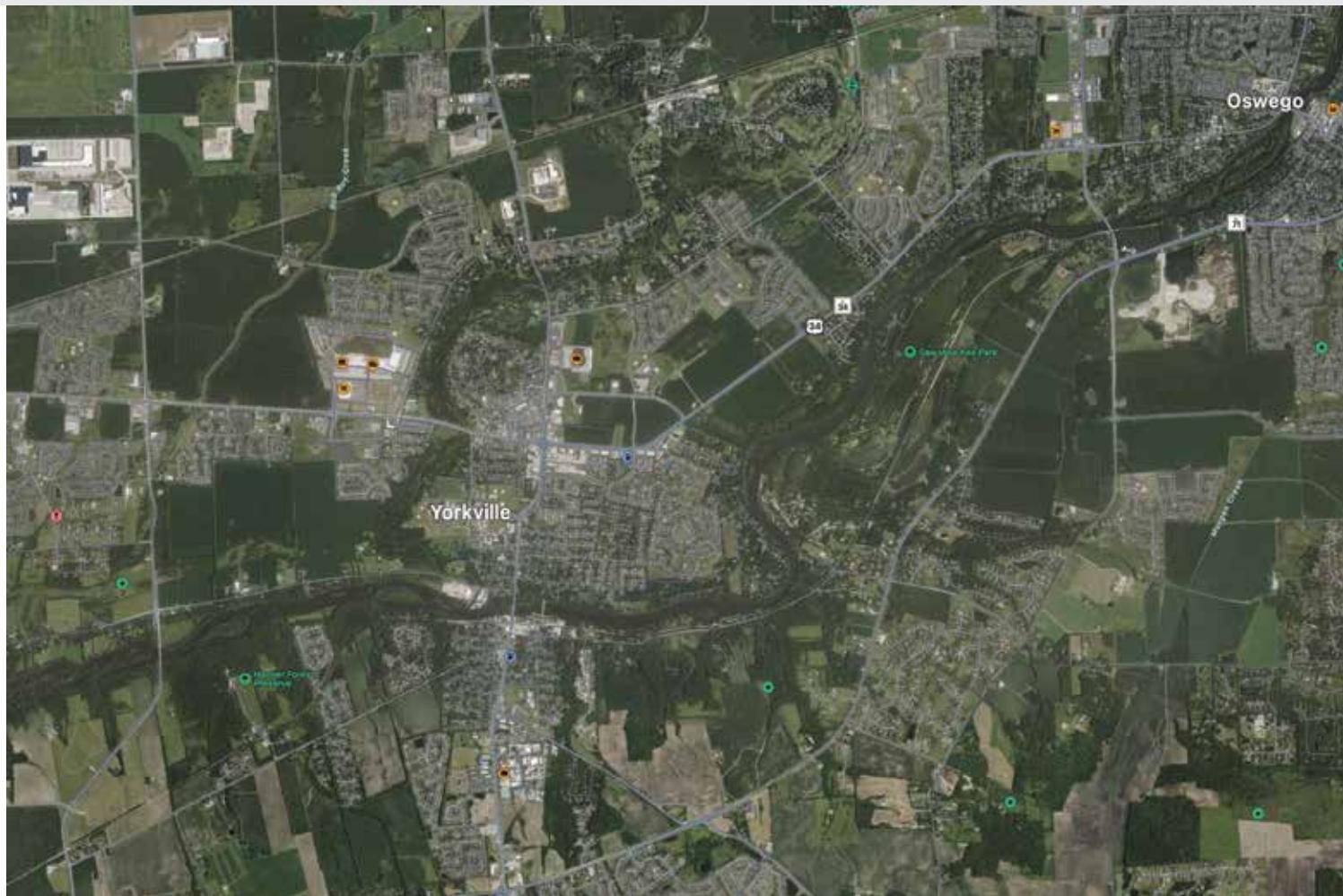
2018-2022 HOUSEHOLDS

7,465

TOTAL RETAIL SALES
\$13,452
PER CAPITA

MEDIAN HOUSEHOLD INCOME
\$105,322
2018 - 2022

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>



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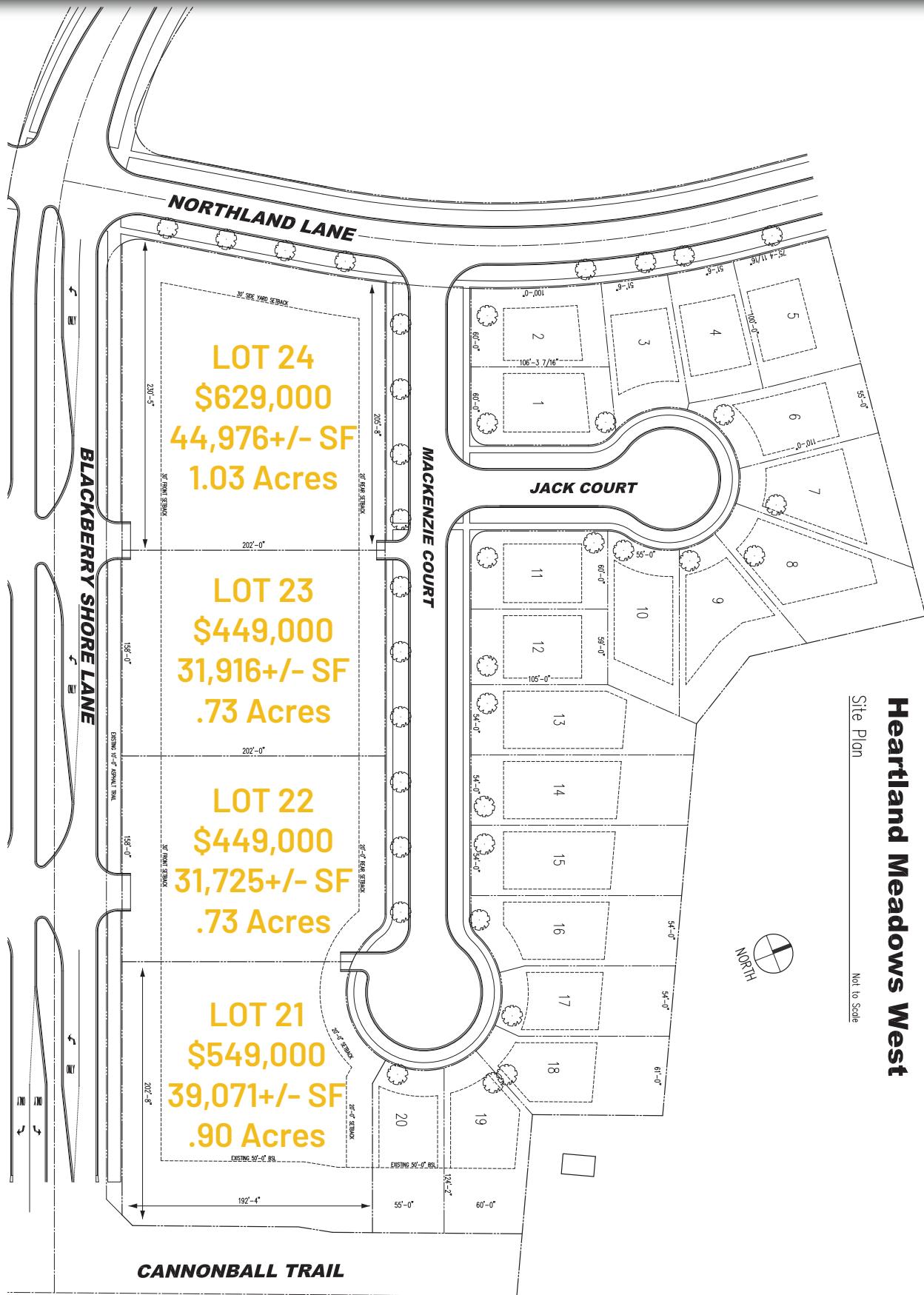
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721 BLACKBERRY SHORE - LOTS FOR SALE



Heartland Meadows West

Site Plan

Not to Scale

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