FOR SALE 175 CORNEILS & RT. 47 YORKVILLE, IL 60560

\$7,950,000 37+/- ACRES

Unlock the potential of this 37+/- acre parcel nestled alongside Raging Waves, Illinois' largest water park. Positioned with visibility on US RT 47, this expansive property offers an array of opportunities for development...multi-family residences, retail establishments, big box, grocery, manufacturing or multi-use. Conveniently situated just moments away from the connectivity of I-88, this property has exceptional accessibility and exposure, making it an ideal canvas. With no on-site detention required, your vision can swiftly transition from concept to reality.

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JASON PESOLA

Cell: 630-486-7321 jason@thepesolagroup.com

INTEGRA COMMERCIAL THE PESOLA GROUP

1960 Springbrook Square Dr #100 Naperville, IL 60564



PROPERTY HIGHLIGHTS

CITY IS OPEN TO MULTI FAMILY HIGH TRAFFIC VOLUME CORNER LOT

ACRES ALL UTILITIES TO **37+/- SITE**

ADJACENT TO ILLINOIS' LARGEST WATER PARK! APN: 02-09-300-017 PROPERTY TAXES: \$4,223.46

JASON PESOLA

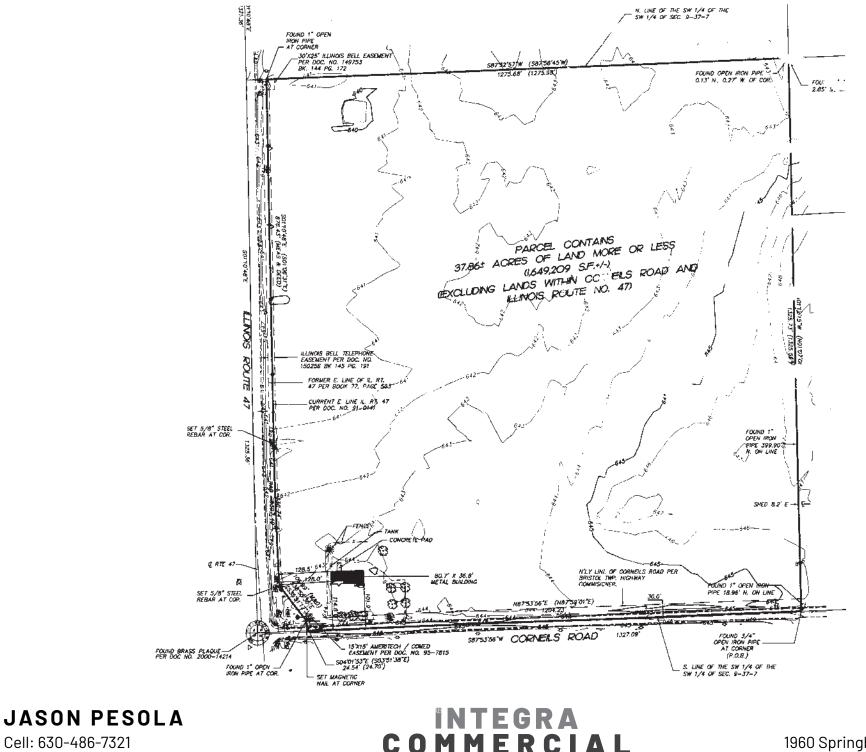
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YORKVILLE ILLINOIS DEMOGRAPHICS

175 Corneils Road, Yorkville, IL

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



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