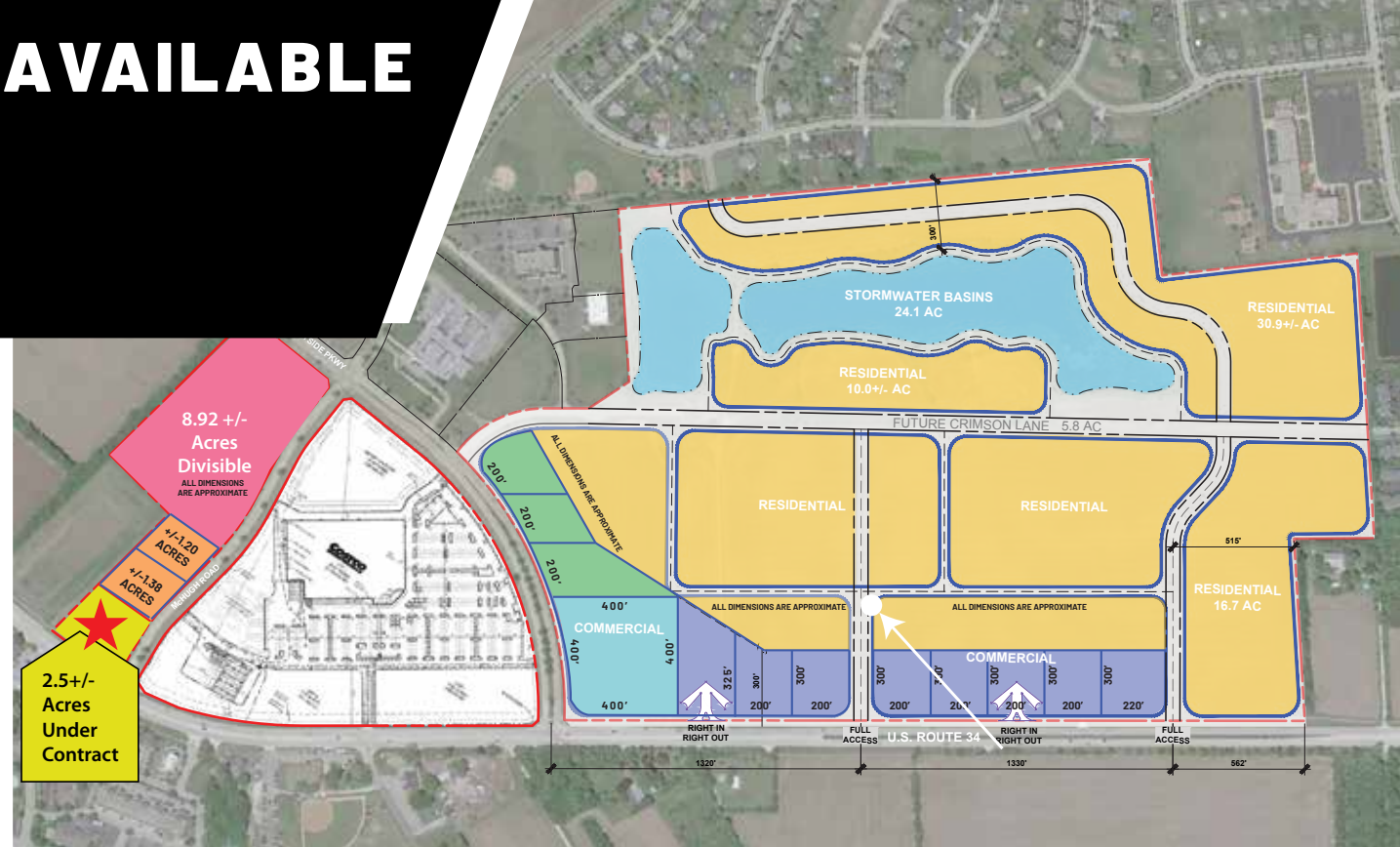


DIVISIBLE LOTS AVAILABLE FOR SALE

Strategic Land Opportunity
41.5 +/- Acres Divisible



Premier development opportunity in a fast-growing commercial and residential corridor. This listing features 1-11.5+/- acres divisible of prime land directly across from Costco and 1-30+/- acres divisible on the opposite frontage of the future Costco, providing outstanding visibility, access, and positioning in one of the area's most sought-after locations.

The eastern parcel is surrounded by planned single-family and multi-family residential developments, making it ideal for complementary retail, service, and restaurants.

The western parcel sits directly across McHugh Road from Costco and anchors an additional 2.5-acre pad site currently under contract with major national restaurant chains, further enhancing the site's commercial appeal.

With Costco centrally located between these parcels, the site is perfectly positioned for long-term success.

JASON PESOLA

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**INTEGRA
COMMERCIAL**
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



Route 34 & McHugh Rd. Yorkville

PROPERTY HIGHLIGHTS

EXCELLENT ACCESS
TO MAJOR HIGHWAYS
& EXISTING NEIGHBORHOODS

HIGH VISIBILITY LOCATION
WITH FRONTAGE ON
ROUTE 34

STRONG DEMOGRAPHICS
& TRAFFIC COUNTS

FLEXIBLE PARCEL SIZES TO
ACCOMMODATE A RANGE
OF DEVELOPMENT NEEDS

1-11.5+/-

ACRES DIVISIBLE
DIRECTLY WEST OF COSTCO

1-30+/-

ACRES DIVISIBLE
DIRECTLY EAST OF COSTCO
SURROUNDED BY RESIDENTIAL GROWTH

PERFECT FOR NATIONAL RETAILERS, FULL-SERVICE RESTAURANTS,
AND QUICK-SERVICE RESTAURANTS!

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NCG CINEMA		McDonald's
Jewel-Osco		Walgreens
STARBUCKS		DUNKIN' DONUTS
CHASE		
MENARDS		Goodwill Industries of Southwest Florida, Inc.
POPEYES LOUISIANA KITCHEN		COSTCO WHOLESALE

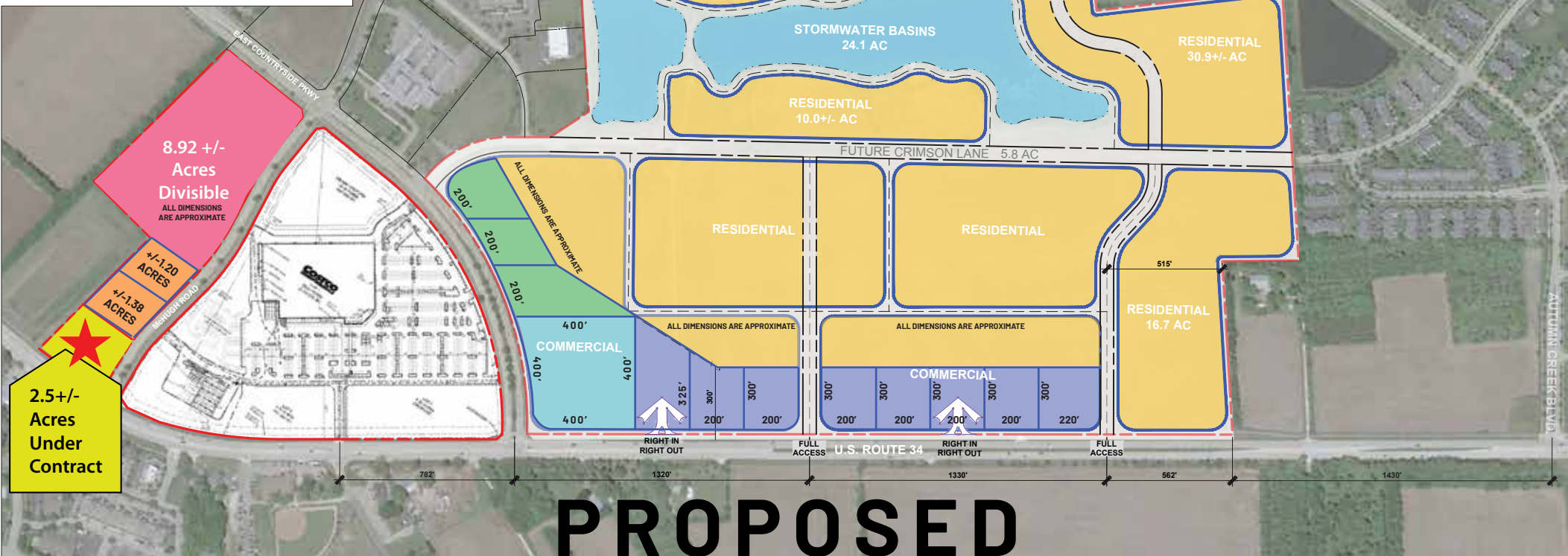
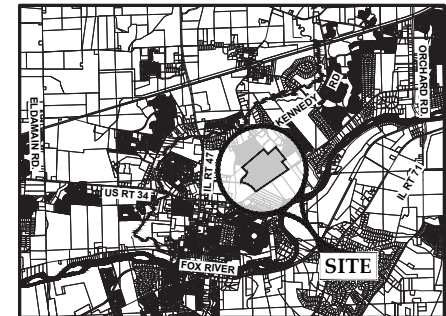
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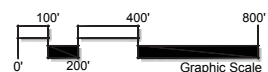


Prepared for:

NGH



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Date: April 22, 2025
Scale: 1" = 200'

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