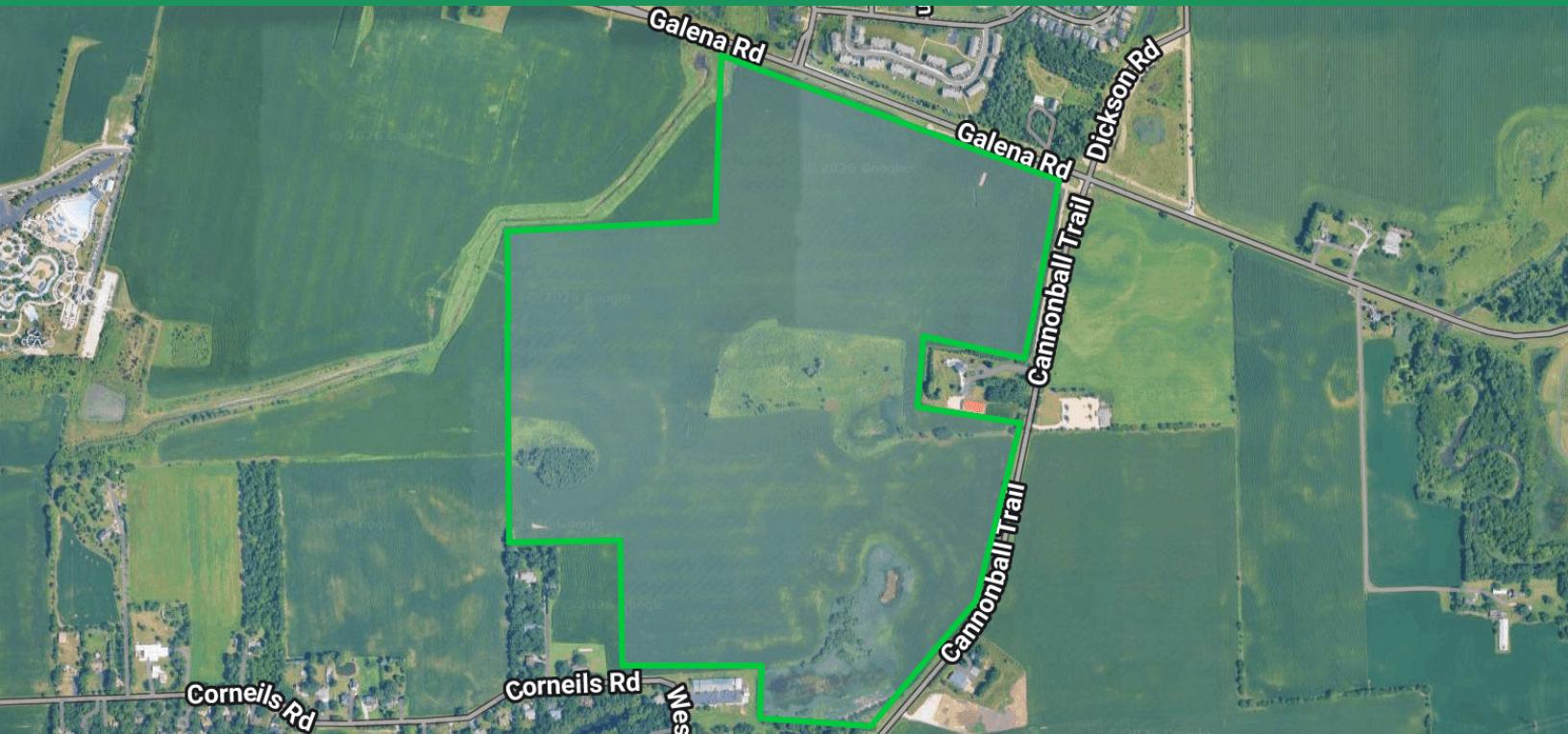


For Sale

Galena Road & Cannonball Trail, Yorkville, IL 60560

198.29 Acres For Residential/Commercial Development



Location Description

Located 55 miles southwest of Chicago

Property Highlights

- Low Kendall County Taxes
- Potential for commercial development on the SWC or Galena Rd. and Cannonball Trail as well as residential development throughout the remainder of the site
- Located just south of Raging Waves Waterpark, Illinois' Largest Waterpark
- Please call for additional information

Offering Summary

Sale Price:	\$80,000 / acre
Lot Size:	198.29 Acres
Zoning:	R-2 & R-3 Residential PUD B-3 General Business PUD

Demographics	1 Mile	3 Miles	5 Miles
Total Households	995	10,168	27,607
Total Population	3,099	32,496	82,957
Average HH Income	\$113,096	\$121,593	\$121,348

Brian Dolan

630.774.8524

bdolan@dolanmurphy.com

Dan J. Dolan

630.885.5785

djdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

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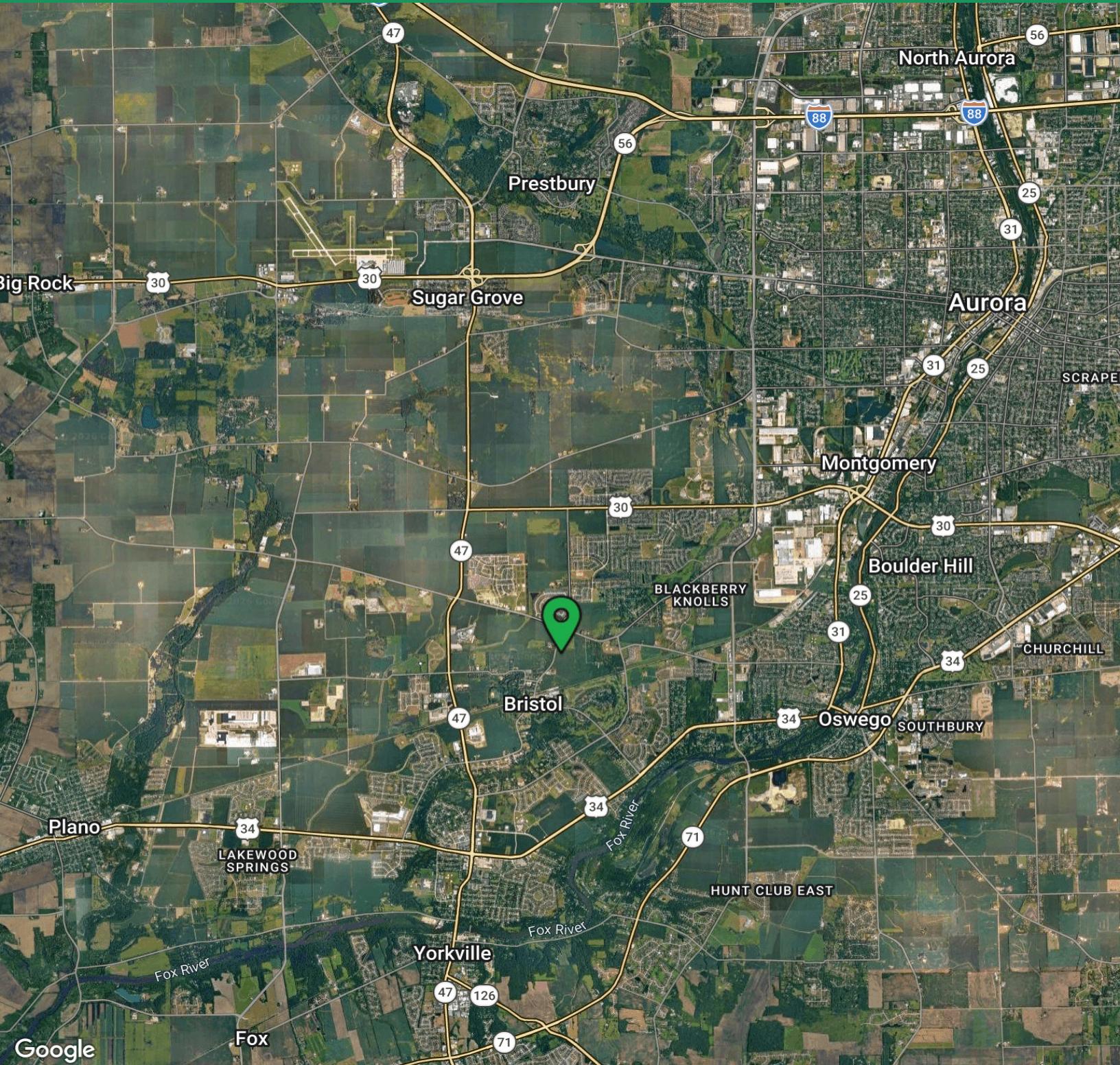
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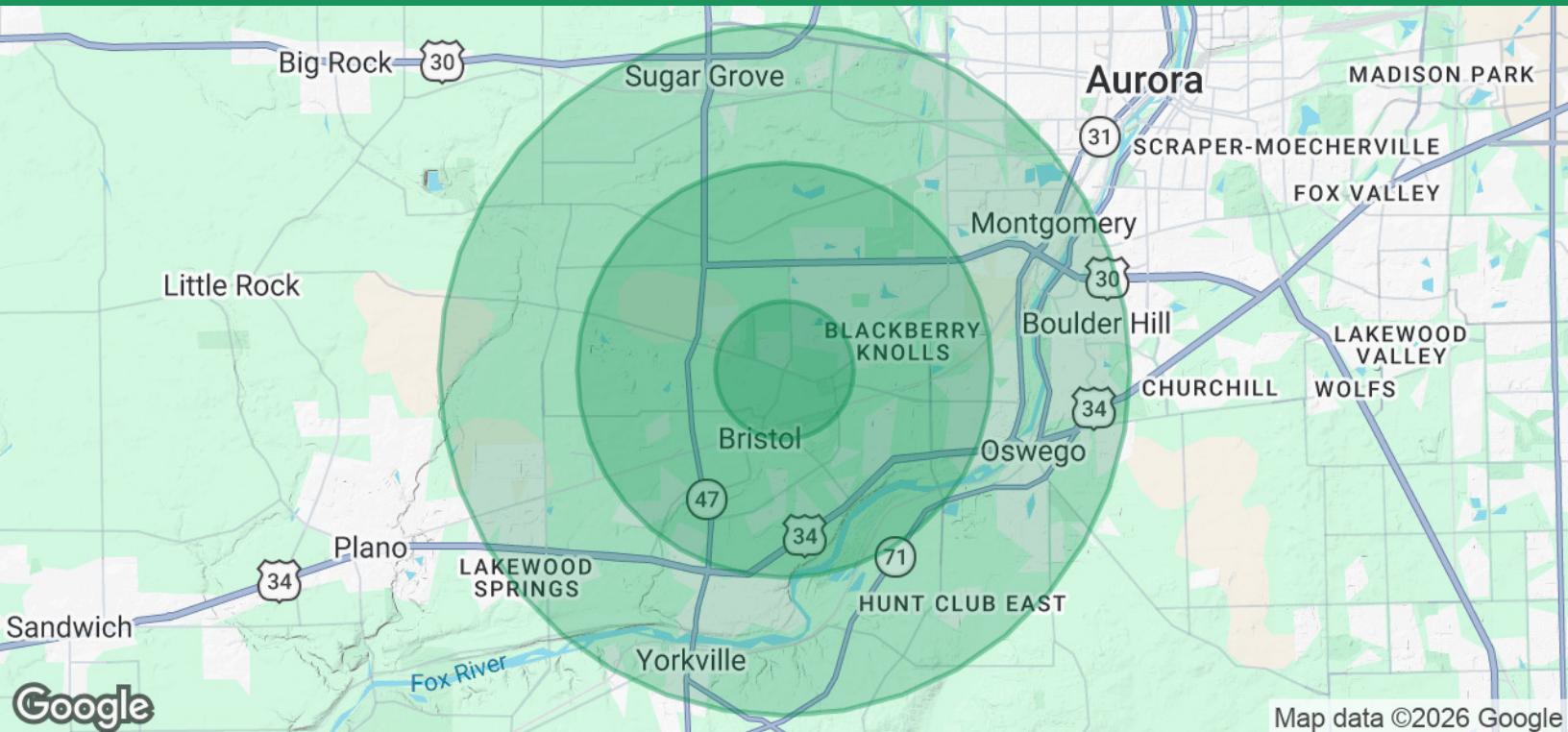
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For Sale

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198.29 Acres For Residential/Commercial Development



Population	1 Mile	3 Miles	5 Miles
Total Population	3,099	32,496	82,957
Average Age	34	35	37
Average Age (Male)	34	34	36
Average Age (Female)	35	36	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	995	10,168	27,607
# of Persons per HH	3.1	3.2	3
Average HH Income	\$113,096	\$121,593	\$121,348
Average House Value	\$309,070	\$320,789	\$321,689

Demographics data derived from AlphaMap

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