



FOR SALE

721 Crimson Lane,
Yorkville, IL

\$1,699,000

2.73+/- ACRES

Prime commercial opportunity just north of the brand-new Costco. This 2.73-acre corner lot offers outstanding visibility and accessibility near US Rt 34 and Countryside Pkwy. It sits directly across from key Yorkville landmarks, including the new Reds Baseball facility, Children of America daycare, the newly built state-of-the-art Yorkville City Hall, the Yorkville Police Station, and the busy Yorkville Post Office.

With utilities (electric, gas, and water/sewer) already on site and no water retention investment required, this parcel is ideal for a wide range of commercial or development uses. Take advantage of the high traffic and growth driven by Costco, and secure a premier location in the fastest-growing city in Kendall County in the fastest-growing county in Illinois.

JASON PESOLA

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

²¹**INTEGRA**
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



721 Crimson Lane, Yorkville

PROPERTY HIGHLIGHTS

ADJACENT TO
COSTCO

CORNER
LOT

ALL UTILITIES
TO SITE

2.73+/-
ACRES

AVAILABLE
IMMEDIATELY

PRIME
LOCATION

PIN: 02-28-226-010 / TAXES: \$7,605.86 (2024 PAYABLE 2025)

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COSTCO
WHOLESALE



Yorkville

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YORKVILLE ILLINOIS DEMOGRAPHICS

721 Crimson Lane, Yorkville, IL
Kendall County

HOW MANY **PEOPLE** LIVE HERE?

3MI
21K

5MI
63K

7MI
107K

HOW MUCH **MONEY** DO THEY MAKE?

3MI
\$114K

5MI
\$111K

7MI
\$106K

NUMBER OF **HOUSEHOLDS**

3MI
7,213

5MI
21,190

7MI
36,546

*The Costco Traffic Study report for Route 34, completed before Costco was built, is available upon request to view traffic details. Traffic counts have increased since the grand opening on November 12th.



SOURCE: U.S. Census Bureau, 2023 American Community Survey, Tables B01001, B01002, B01003, and B01004

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