



# 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.

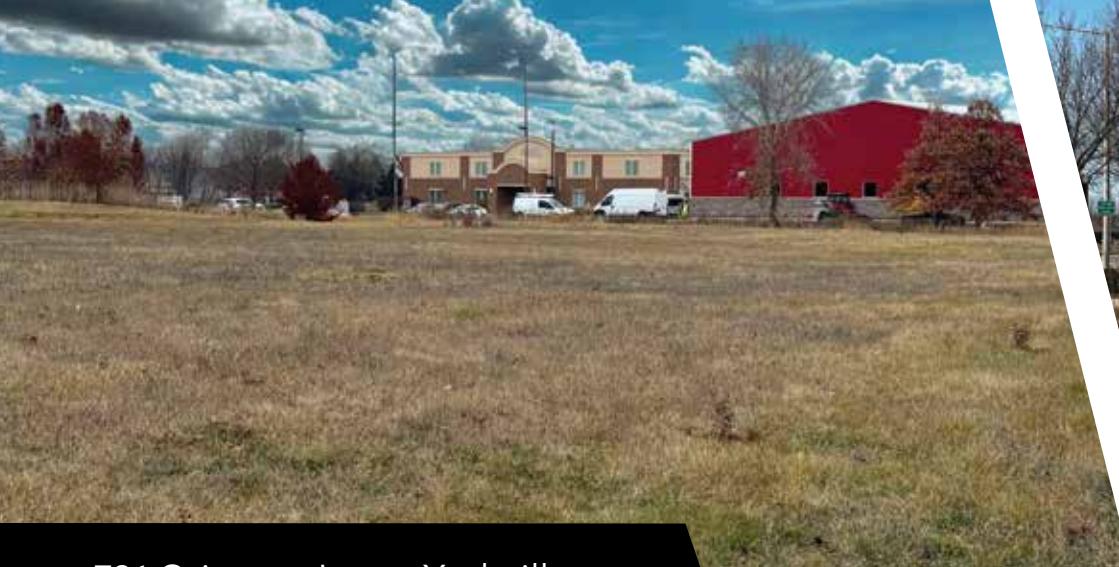
With utilities (electric, gas, and water/sewer) already on site and no water retention investment required, this parcel is ideal for a wide range of commercial or development uses. Take advantage of the high traffic and growth driven by Costco, and secure a premier location in the fastest-growing city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

**JASON PESOLA**

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**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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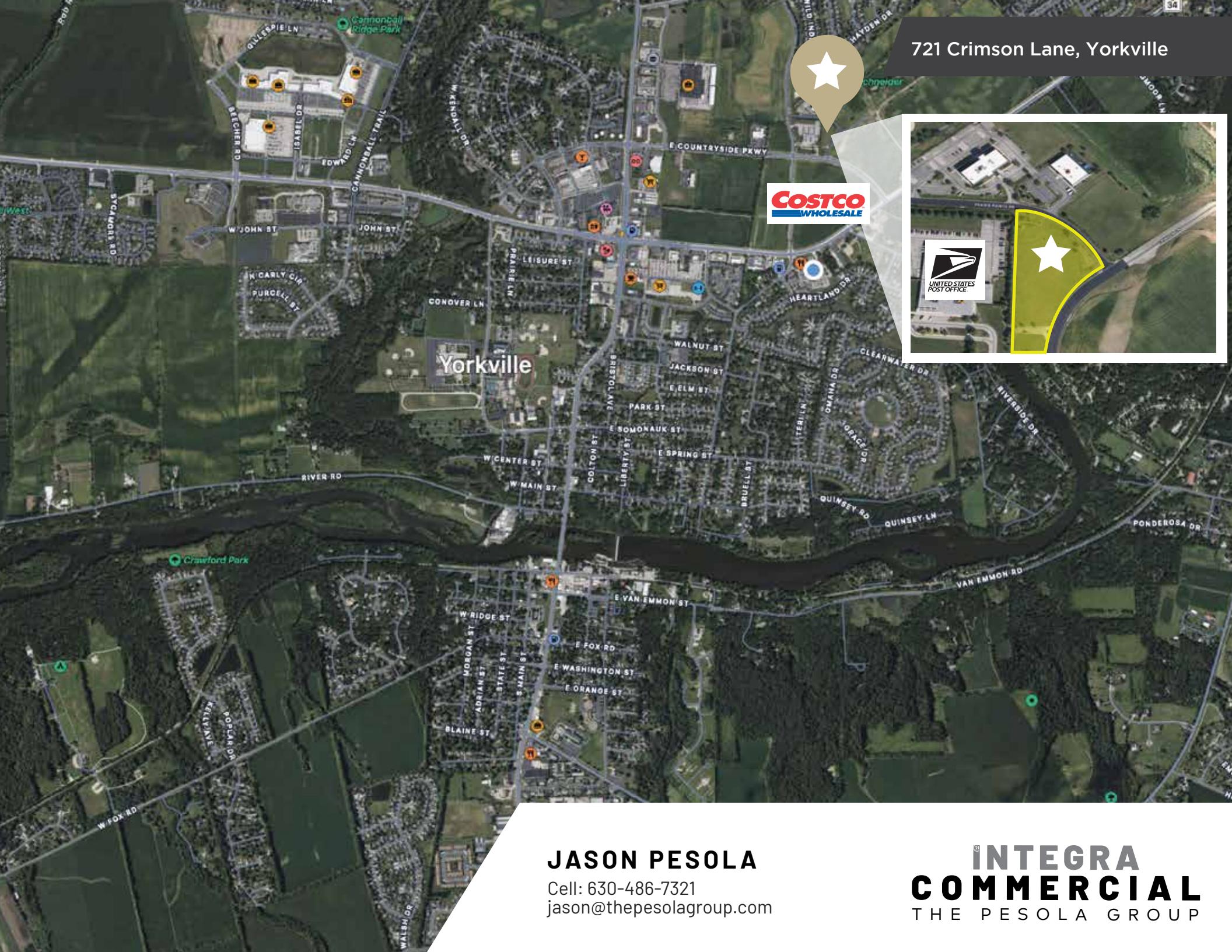
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# YORKVILLE ILLINOIS DEMOGRAPHICS

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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