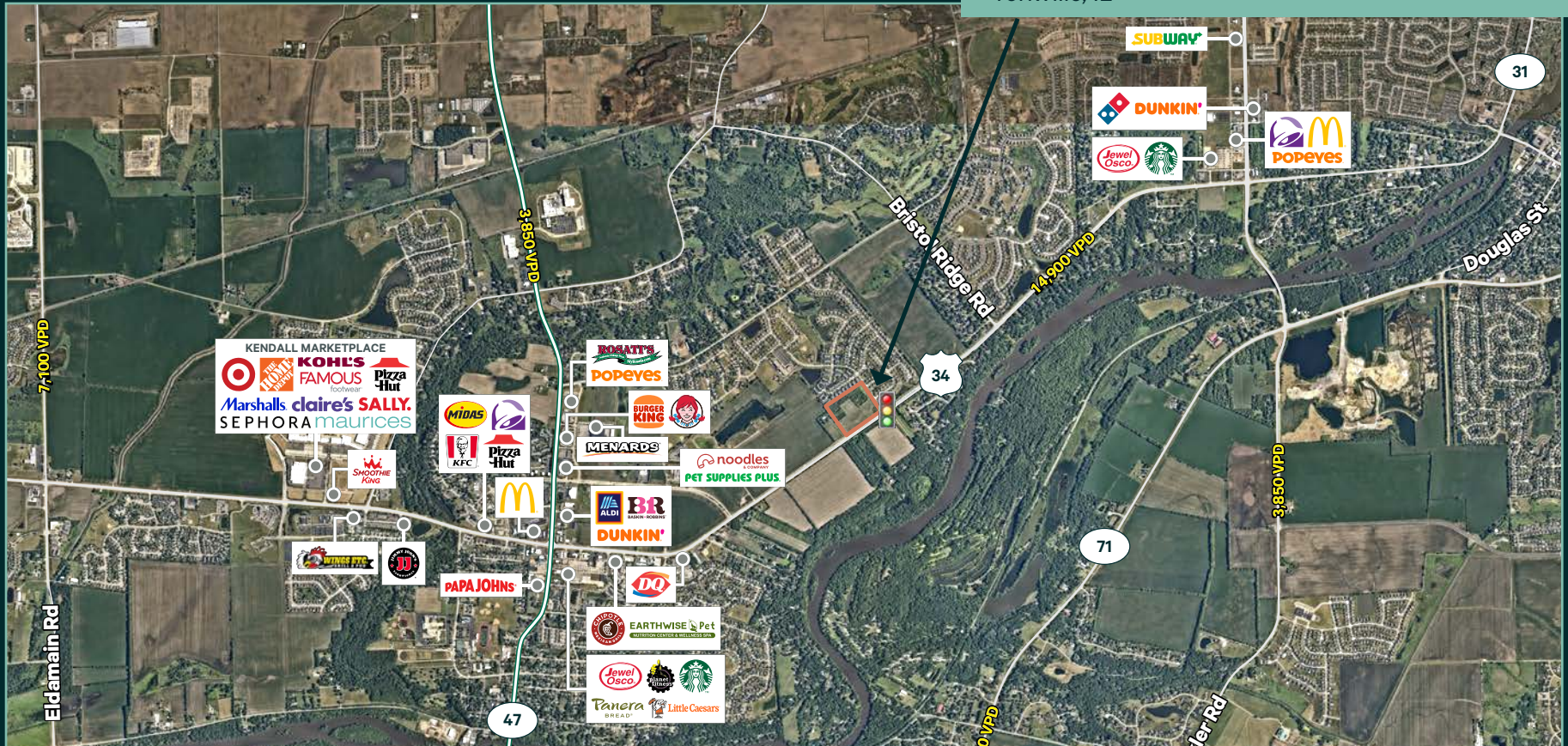


Development Opportunity

NWC of IL State Route 34 & Autumn Creek Blvd
Yorkville, IL



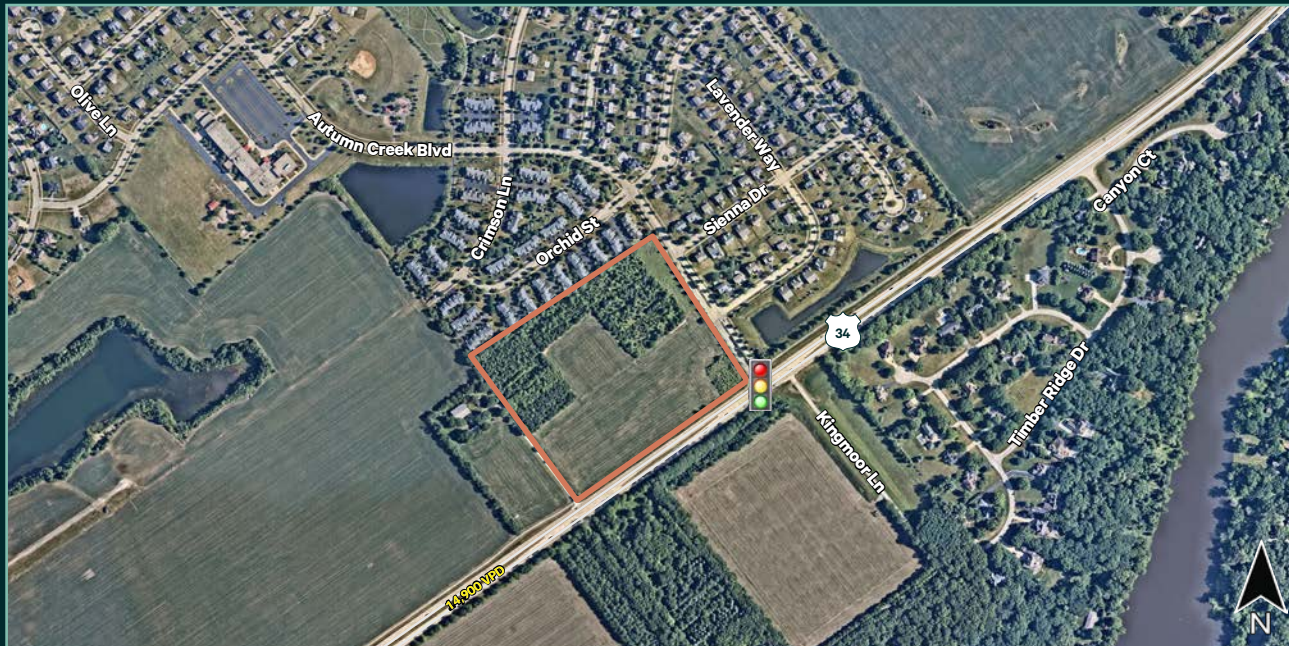
Property Highlights

NWC of IL State Route 34 & Autumn Creek Blvd
Yorkville, IL

For Sale ±19.55 Acres

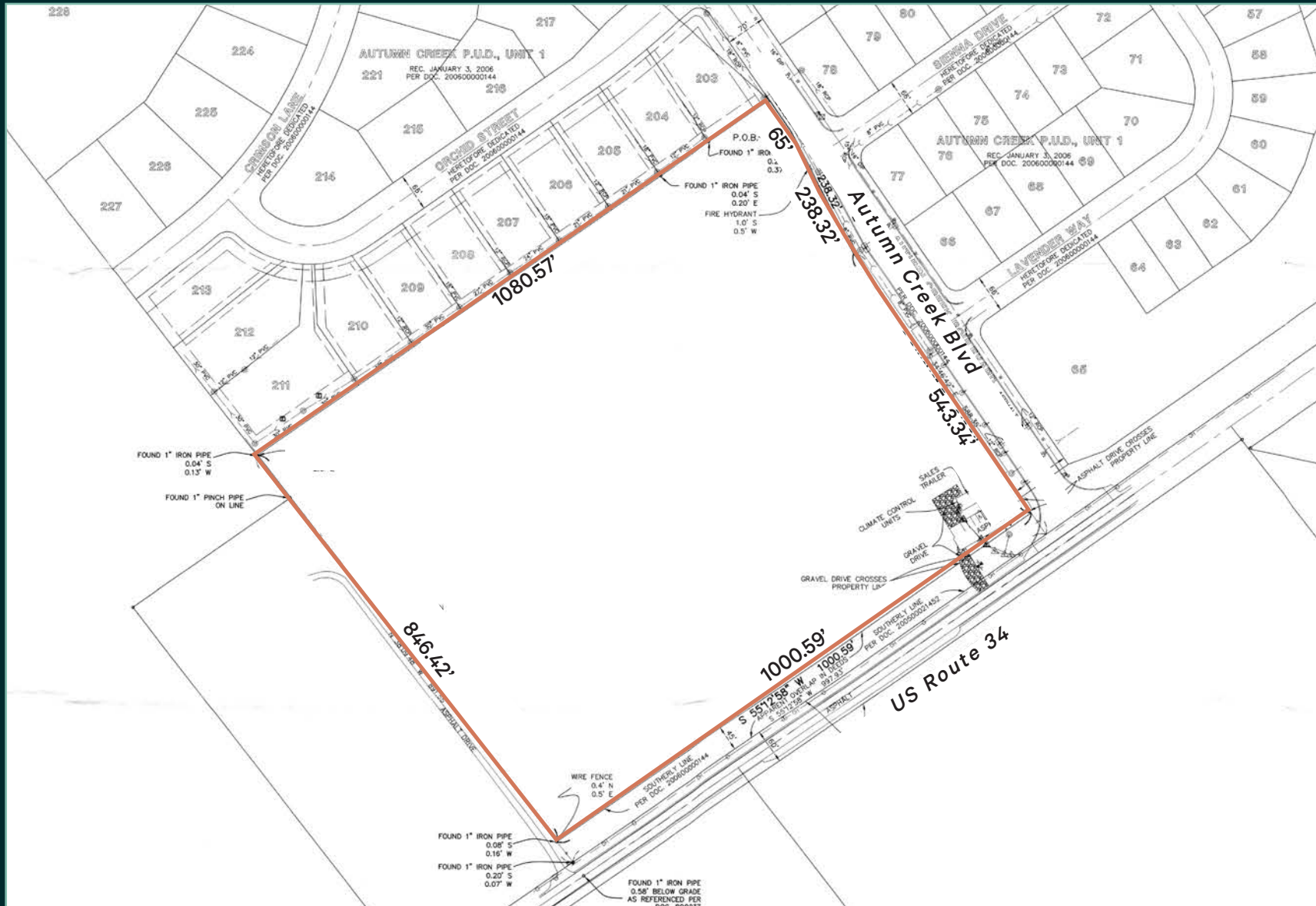
- + Currently Zoned [B-3 General Business](#)
- + Future Land Use Shows Suburban Residential
- + Lighted intersection
- + Directly east of the Rt 34 / Rt 47 lighted intersection
- + Approximately 1,000 of frontage along Rt 34
- + Just West of Grande Reserve and Autumn Creek
- + Retail, dining, and entertainment along Rt 47
- + Yorkville Community School District 115
- + Traffic Counts:
 - 14,900 vehicles per day on Route 34
 - 3,850 vehicles per day on Route 47
- + PIN Number: 02-22-400-018
- + Taxes: \$1,035
- + Asking Price: \$2,500,000
- + Please call for additional Information

Site Aerial



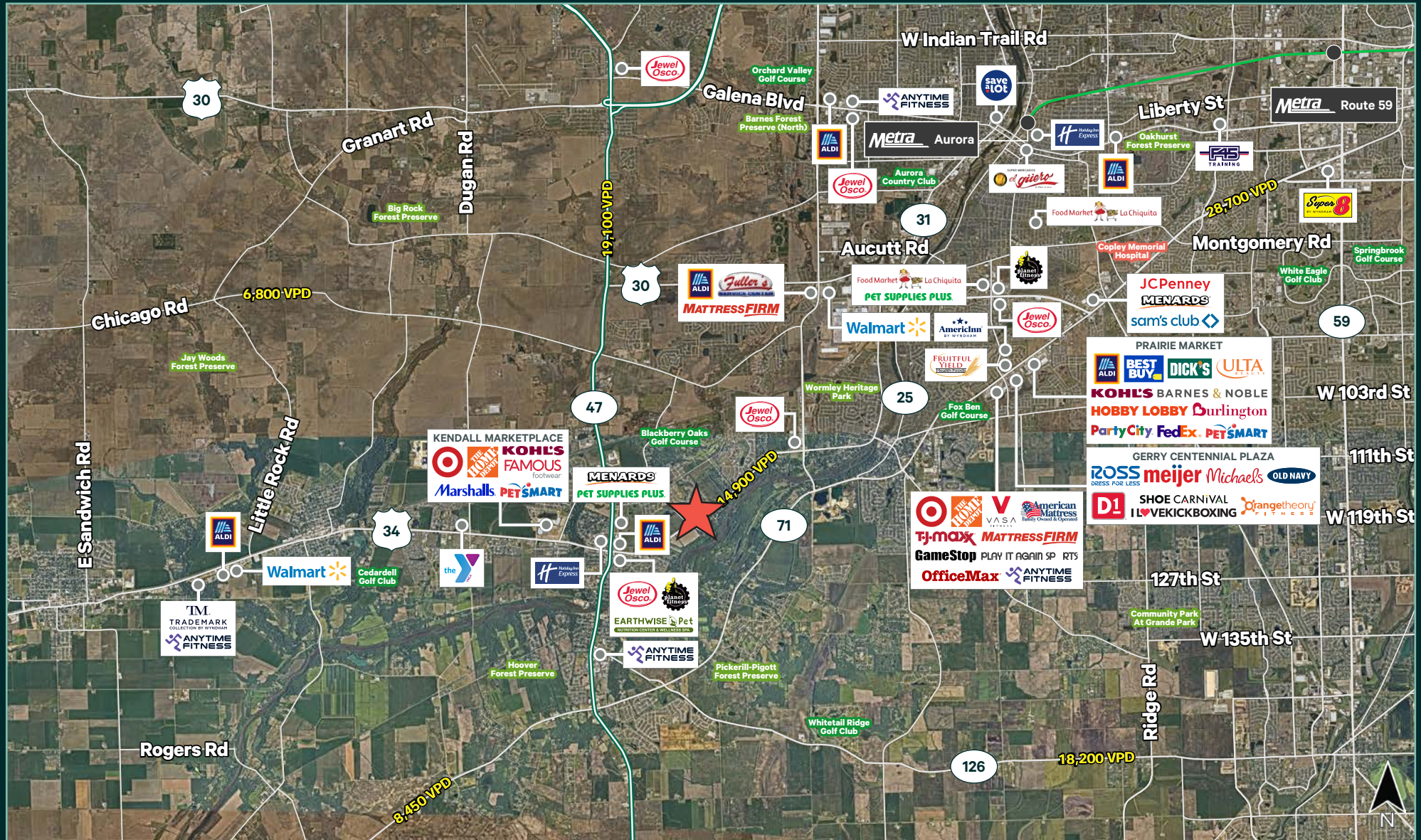
±19.55
Acres

\$2,500,000
Asking Price



Area Amenities and Transportation Corridors

NWC of IL State Route 34 & Autumn Creek Blvd
Yorkville, IL



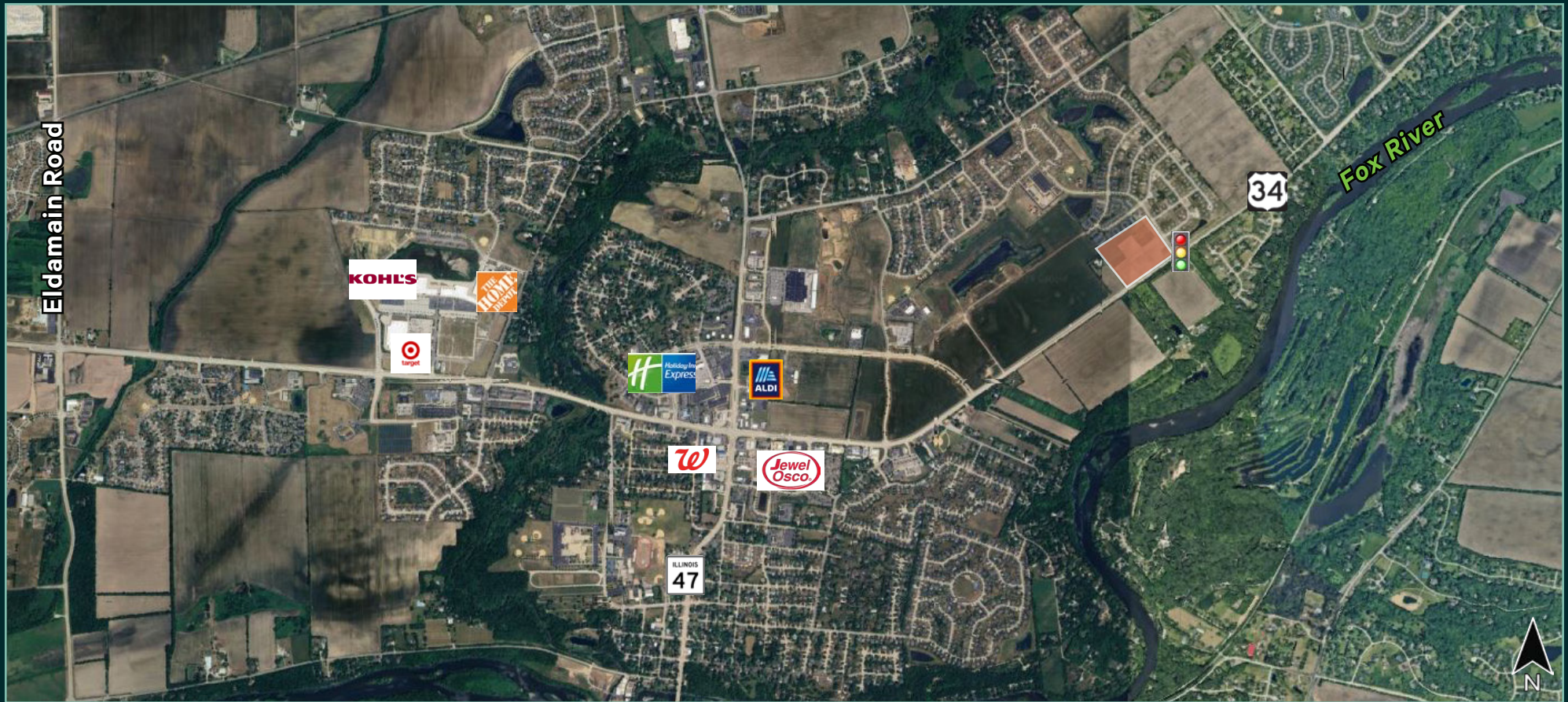
Demographic Snapshot

NWC of IL State Route 34 & Autumn Creek Blvd
Yorkville, IL

	1 MILE	3 MILES	5 MILES
Population	3,122	28,977	81,058
Households	986	9,720	27,087
Average Household Income	\$148,720	\$134,216	\$127,450
Average Housing Value	\$338,719	\$334,669	\$320,467

Floodplains / Wetlands





Contact Us

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