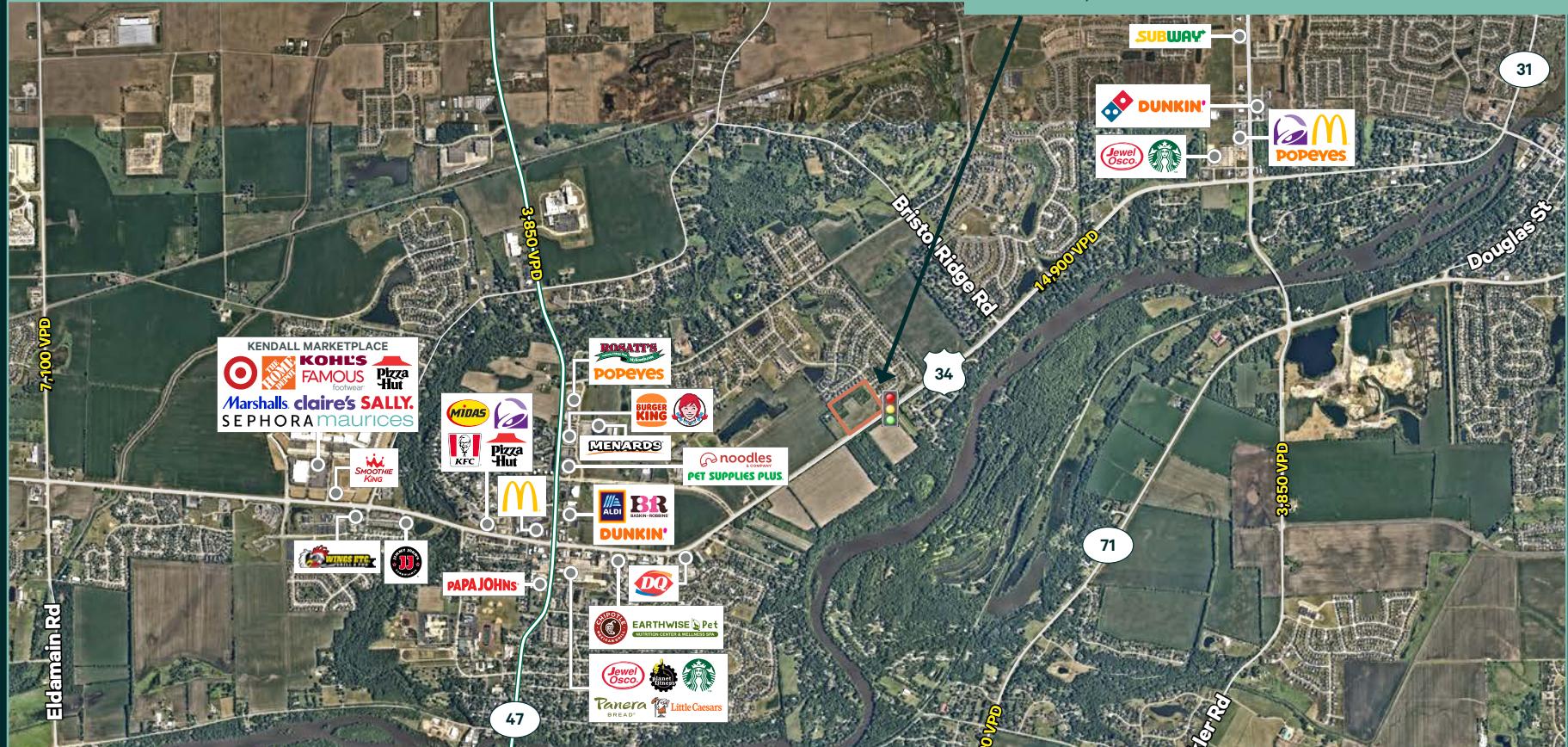


# Development Opportunity

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



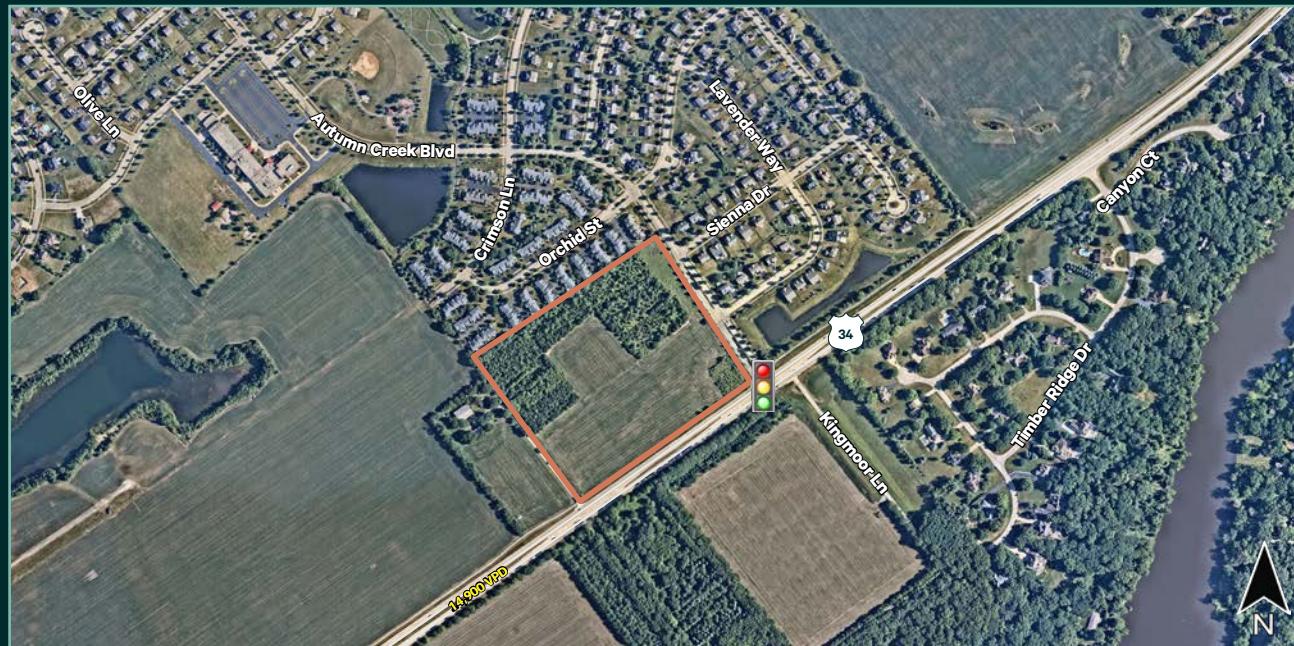
# Property Highlights

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

For Sale  $\pm 19.55$  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

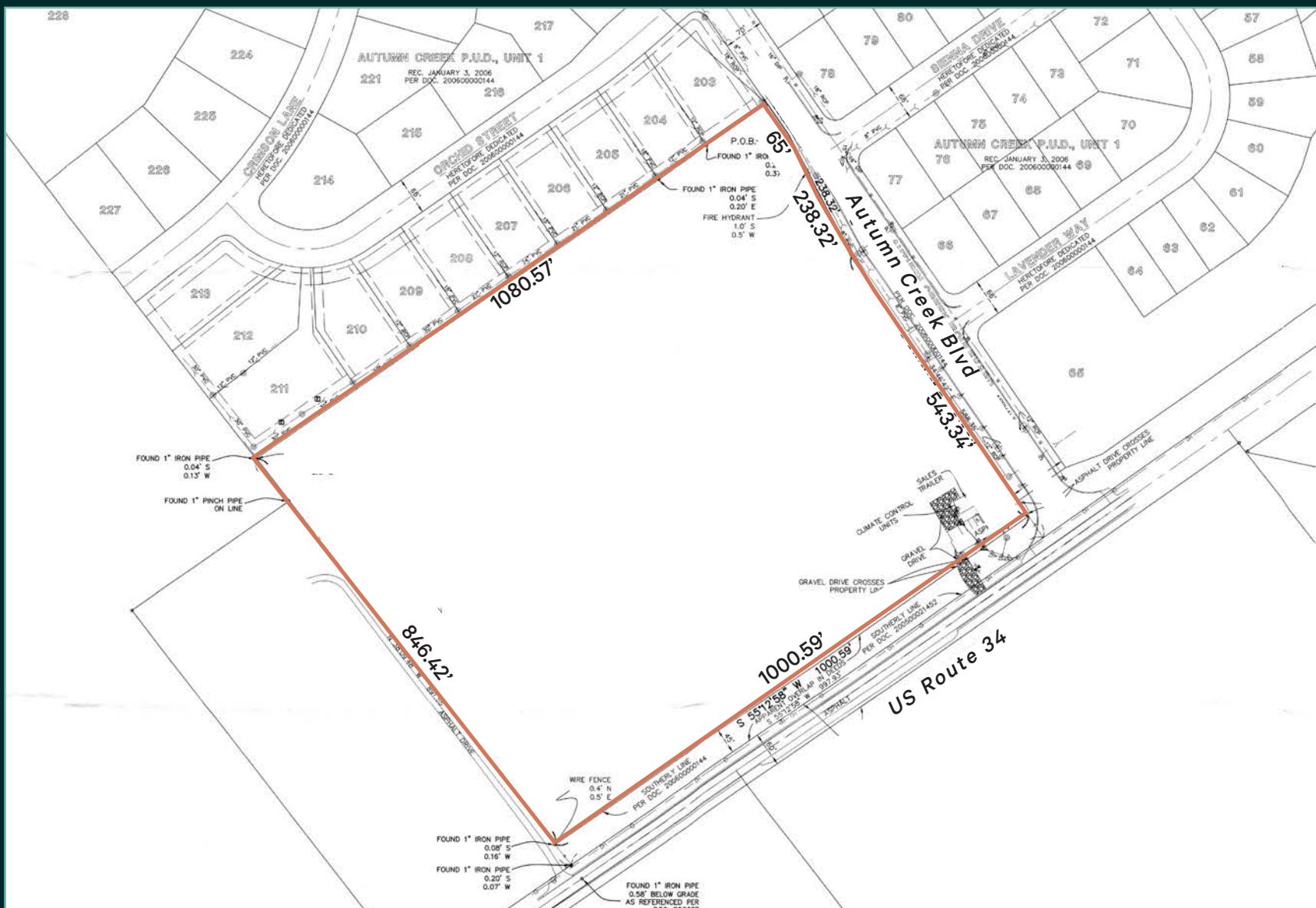


$\pm 19.55$   
Acres

\$2,500,000  
Asking Price

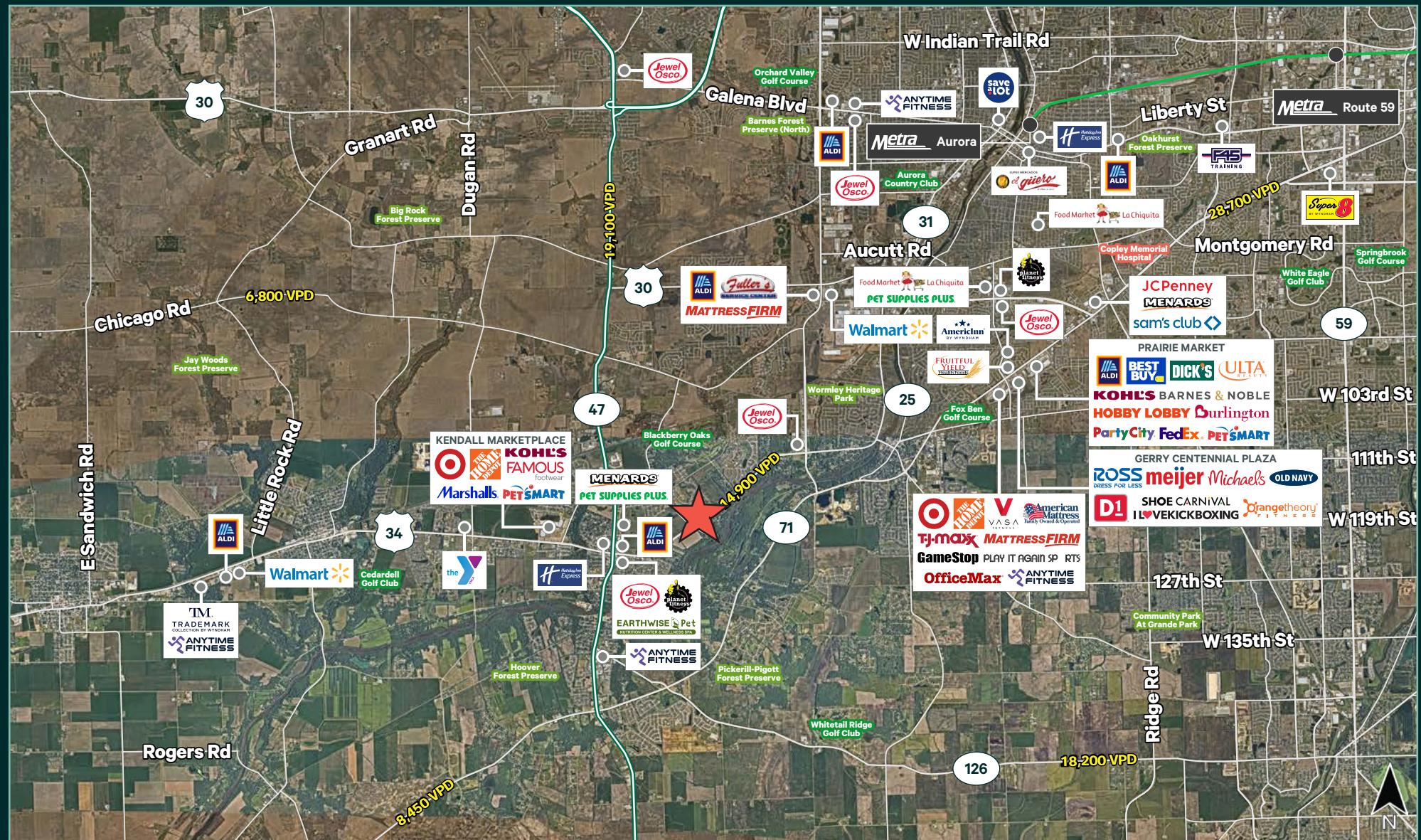
## Survey

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



## Area Amenities and Transportation Corridors

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

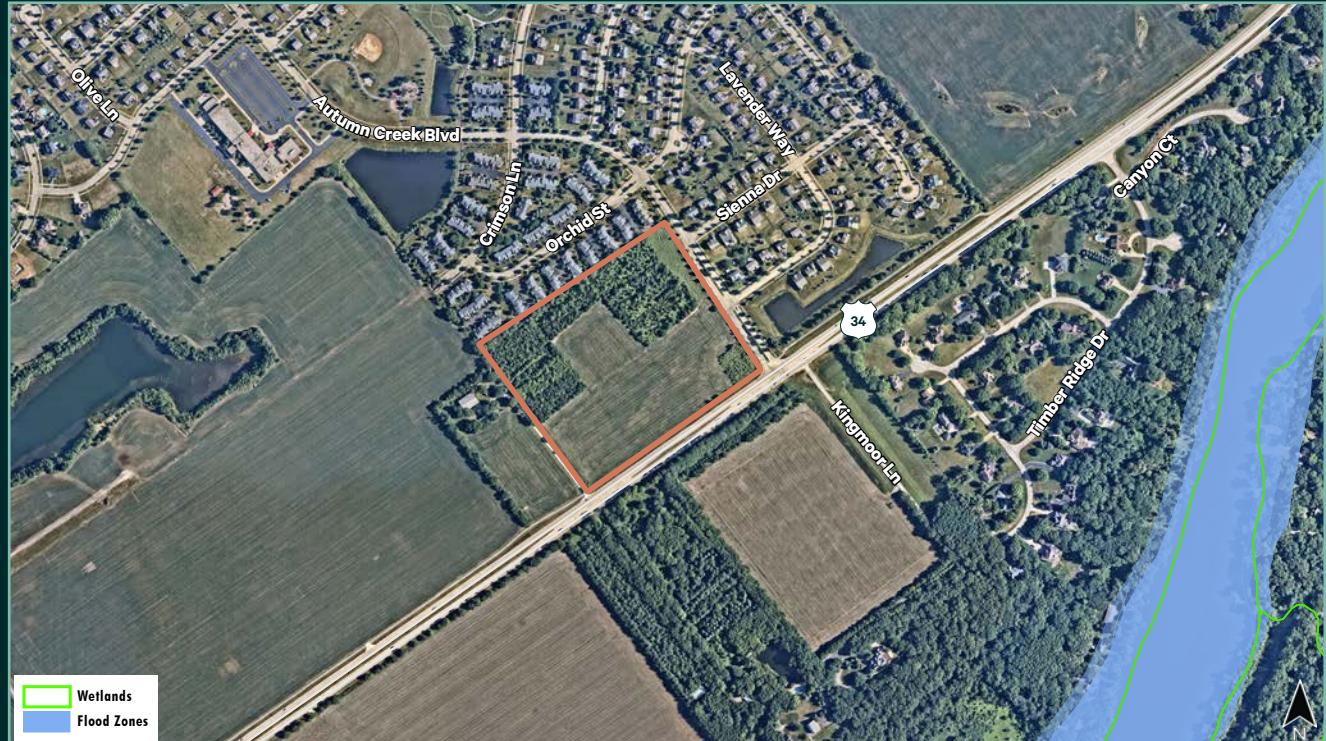


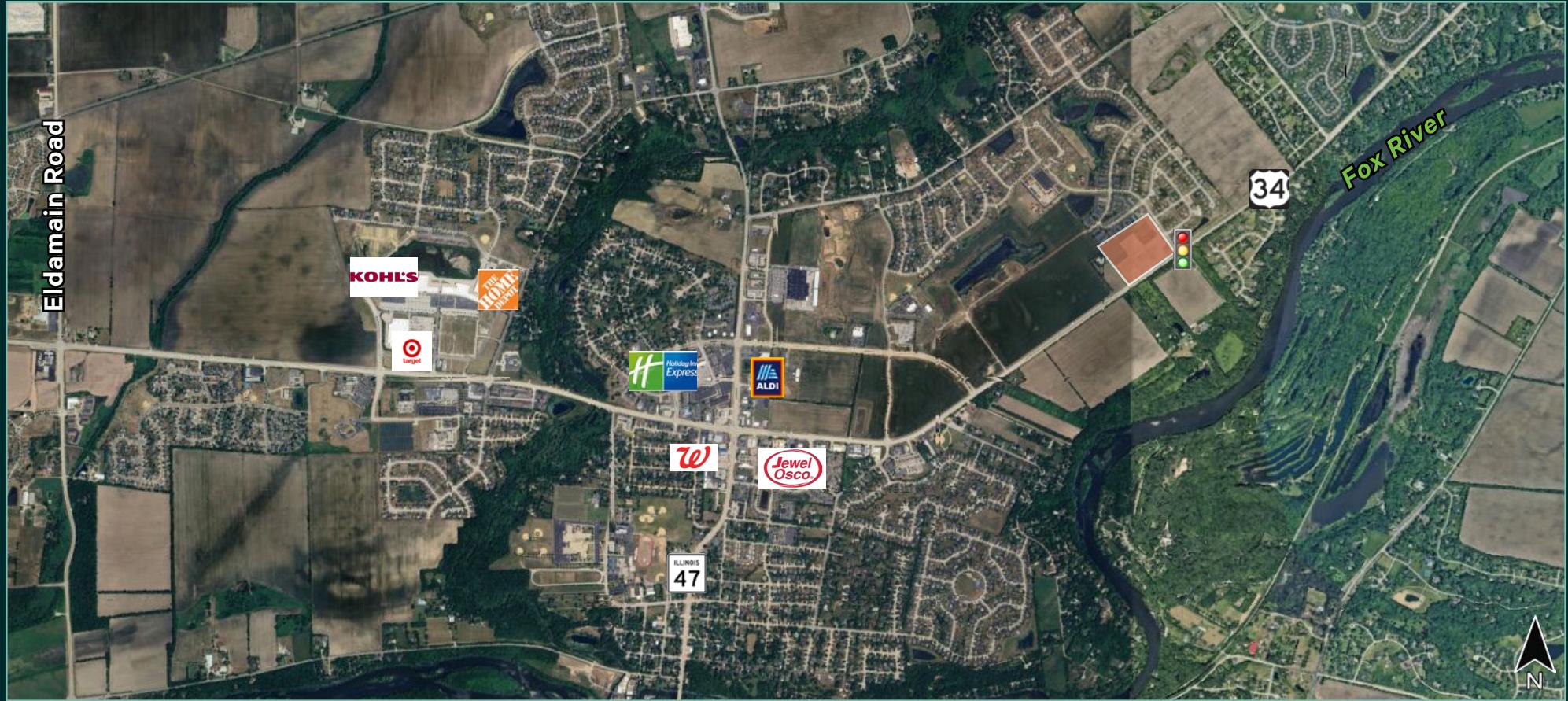
## Demographic Snapshot

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

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

## Floodplains / Wetlands





## Contact Us

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