

## 5.6 ACRE YORKVILLE RT 47 PROPERTY

Rt 47  
Yorkville IL 60560

For more information contact:

Mark Goodwin  
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[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



|                   |  |
|-------------------|--|
| County:           | Kendall  |
| Township:         | Kendall  |
| Gross Land Area:  | 5.6  |
| Property Type:    | Development  |
| Possible Uses:    | Retail, Commerce, Business District                  |
| Total Investment: | \$142,250.00   |
| Unit Price:       | \$25,000.00 per Acre                                 |
| Buildings:        | This is vacant land                                  |
| Utilities:        | Natural Gas, Electric, Water and Sewer are available |
| Zoning:           | B2   |



Highly visible property great for development with around 10,000 cars passing daily. Located near the Windett Ridge residential development.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 5.6 Acre Yorkville Rt 47 NextGen Development Property  
**Tax ID Number/APN:** 05-09-176-007  
**Possible Uses:** Commercial, Business, Retail  
**Zoning:** B2

### AREA & LOCATION

**Location Description:** This 5.6 acre parcel is located on Rt 47 just south of downtown Yorkville, IL and has great development potential. The city of Yorkville has seen substantial growth over the past 20 years.  
**Site Description:** Highly visible 5.6 acre property great for development with around 10,000 cars passing daily. Located near the Windett Ridge residential development.  
**Side of Street:** This lot sits on the east side of RT 47  
**Property Visibility:** Approximately 10,000 cars pass by this property daily.  
**Largest Nearby Street:** This property is located on Rt 47 and is less than 1 mile from Rt 126 and Rt 71

### LAND RELATED

**Lot Frontage (Feet):** The parcel has 720 feet of frontage on Rt 47  
**Lot Depth:** The 5.6 parcel is 443 feet deep.  
**Available Utilities:** All utilities are available for this property

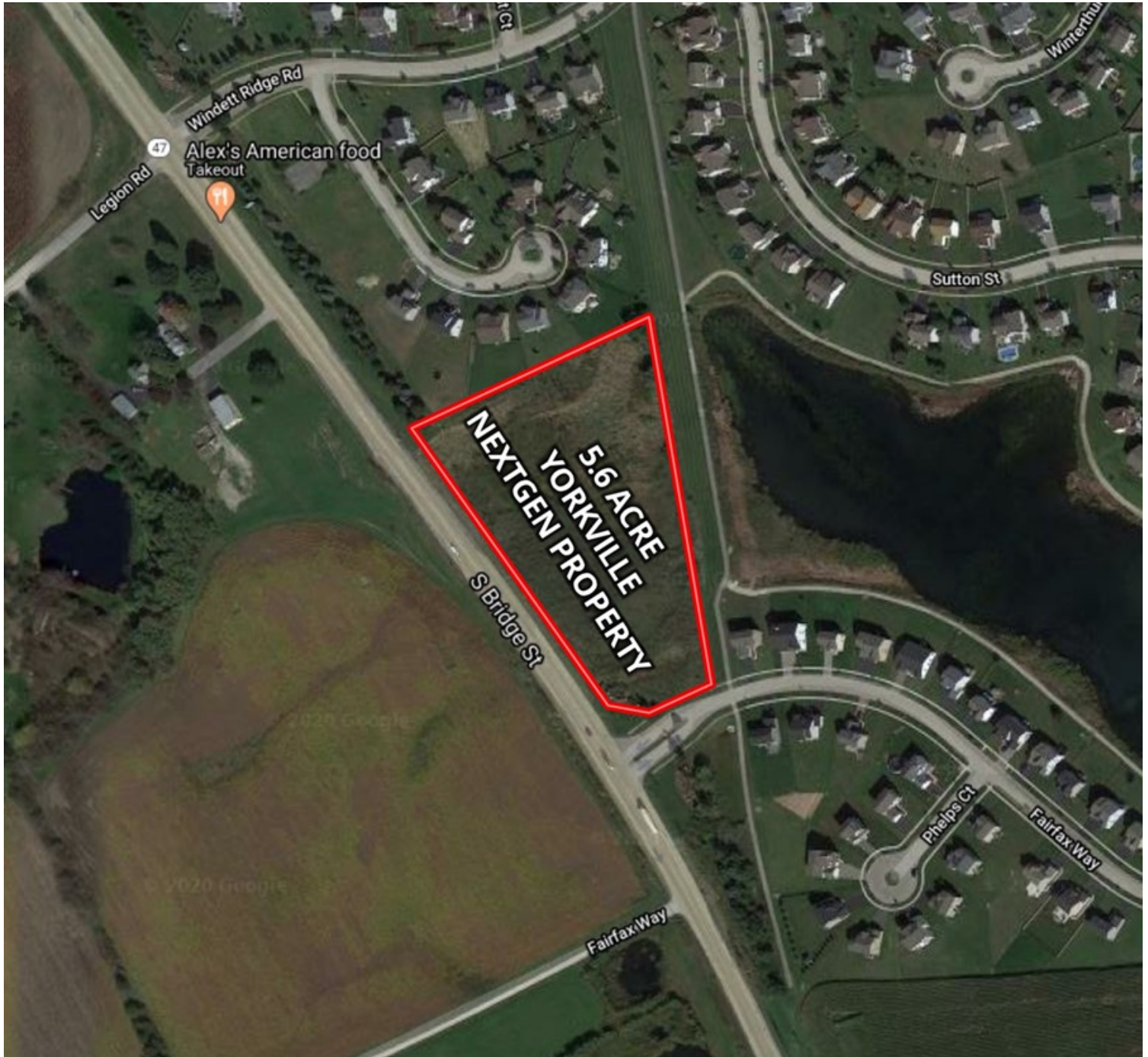
### FINANCIALS

**Investment Amount:** The property is available for \$142,250.00 or \$25,000.00 per acre.

### LOCATION

**Address:** Rt 47  
Yorkville, IL 60560  
**County:** Kendall

AERIAL MAP 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY





**WINDETT RIDGE**  
YORKVILLE, ILLINOIS

**CONCEPT PLAN  
RETAIL**

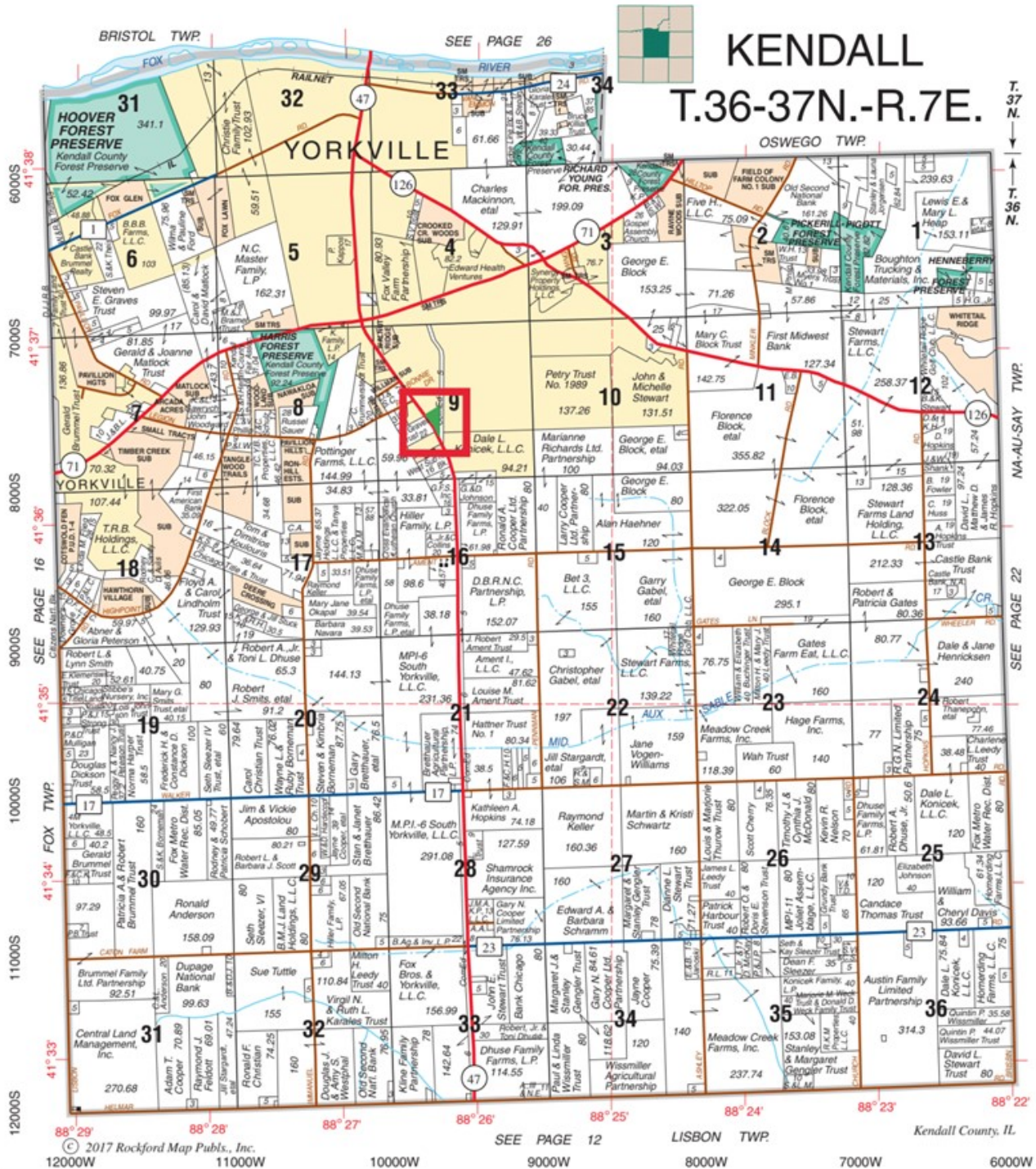
**SITE DATA**

Gross Area 5.175 Ac.  
Retail Area 64,200 Sq. Ft.  
Required Retail 1 Space / 250 Sq. Ft.  
Required Parking 216 Spaces  
Provided Parking 216 Spaces

**PREPARED FOR:**  
Wiseman - Hughes  
Enterprises, Inc.  
Yorkville, Illinois  
(618) 333-0000

**PREPARED BY:**  
SCJOPE DESIGN ASSOCIATES, INC.  
1715 E. MAIN ST.  
CHICAGO, IL 60611  
PH: (312) 311-3111  
FAX: (312) 311-3433

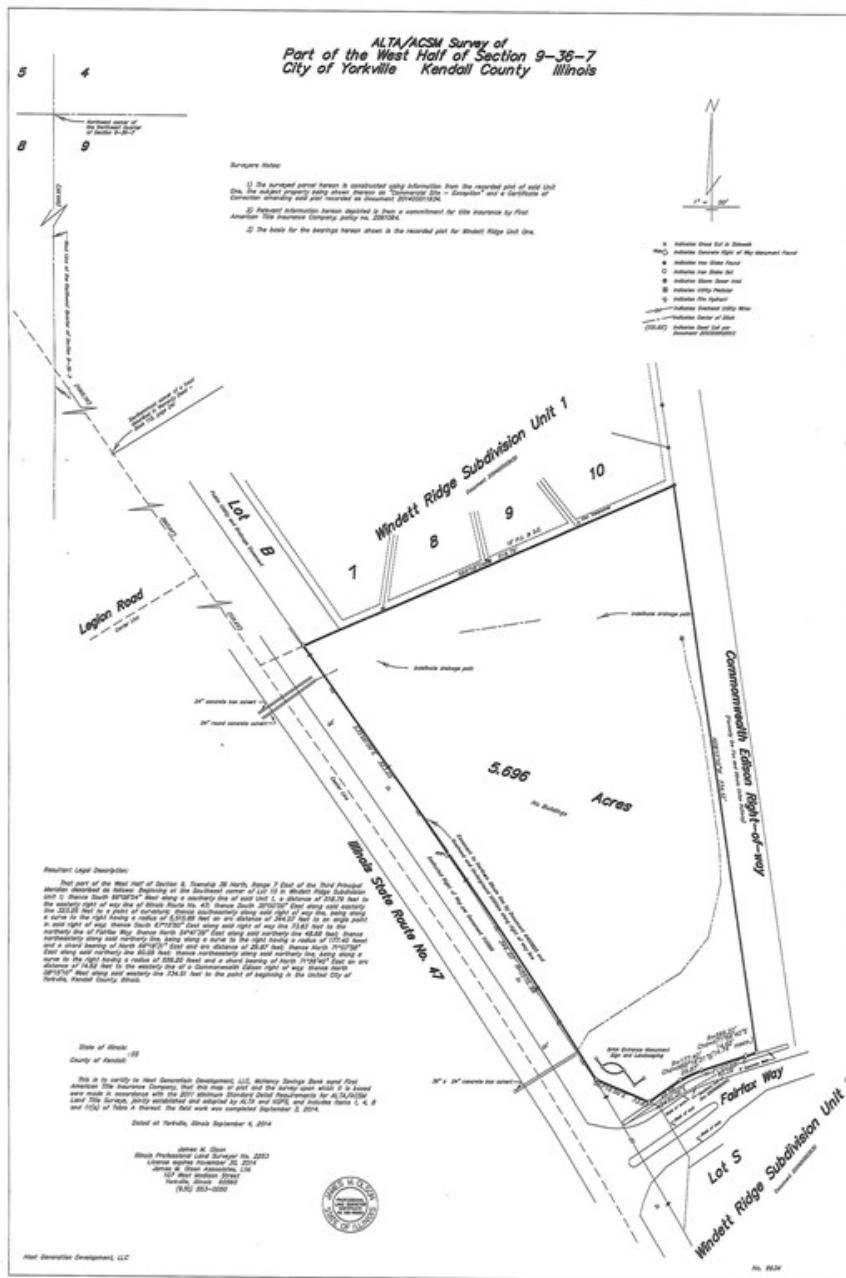
PLAT MAP 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY



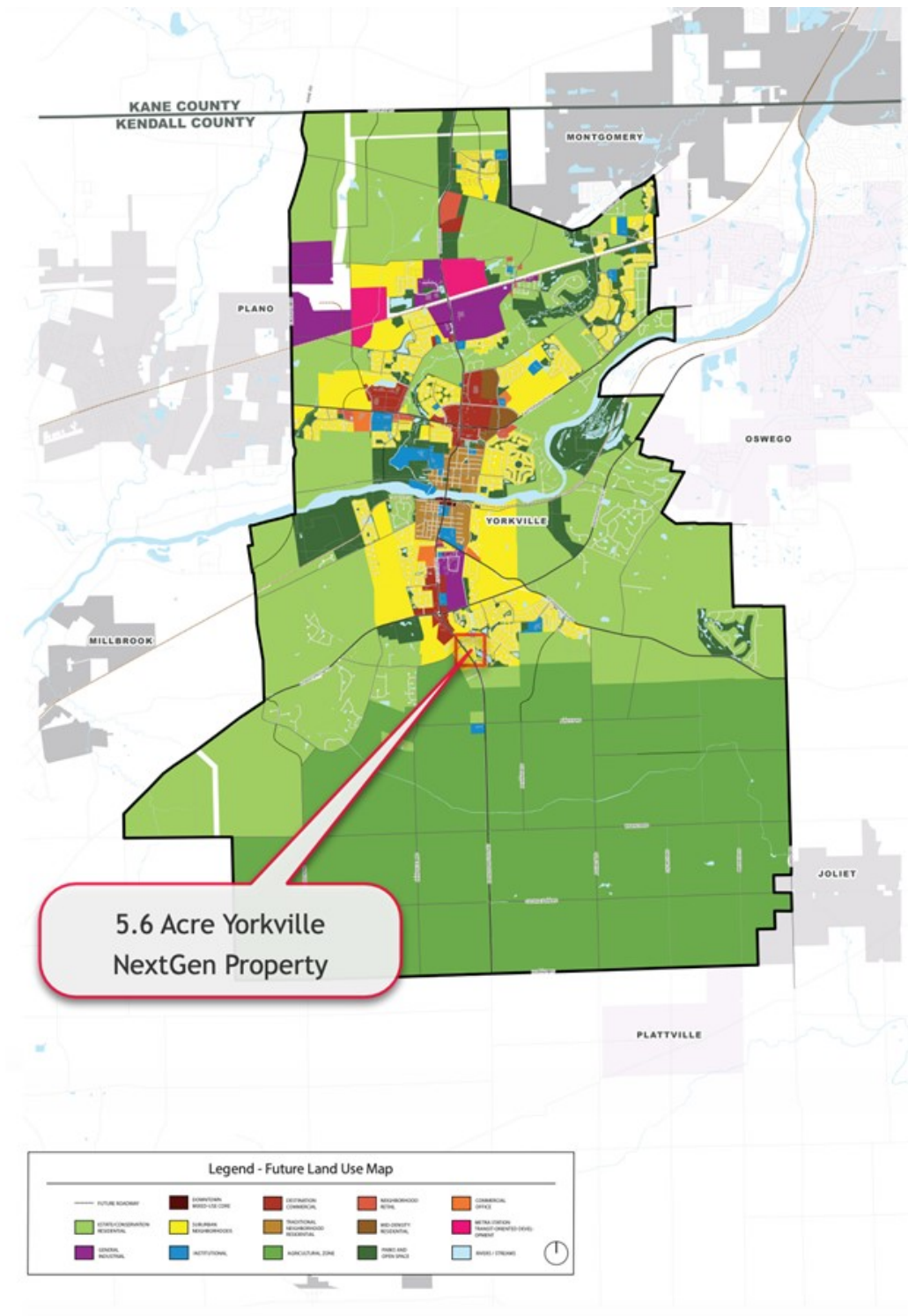
Plat Map reprinted with permission of Rockford Map Publishers, Inc.



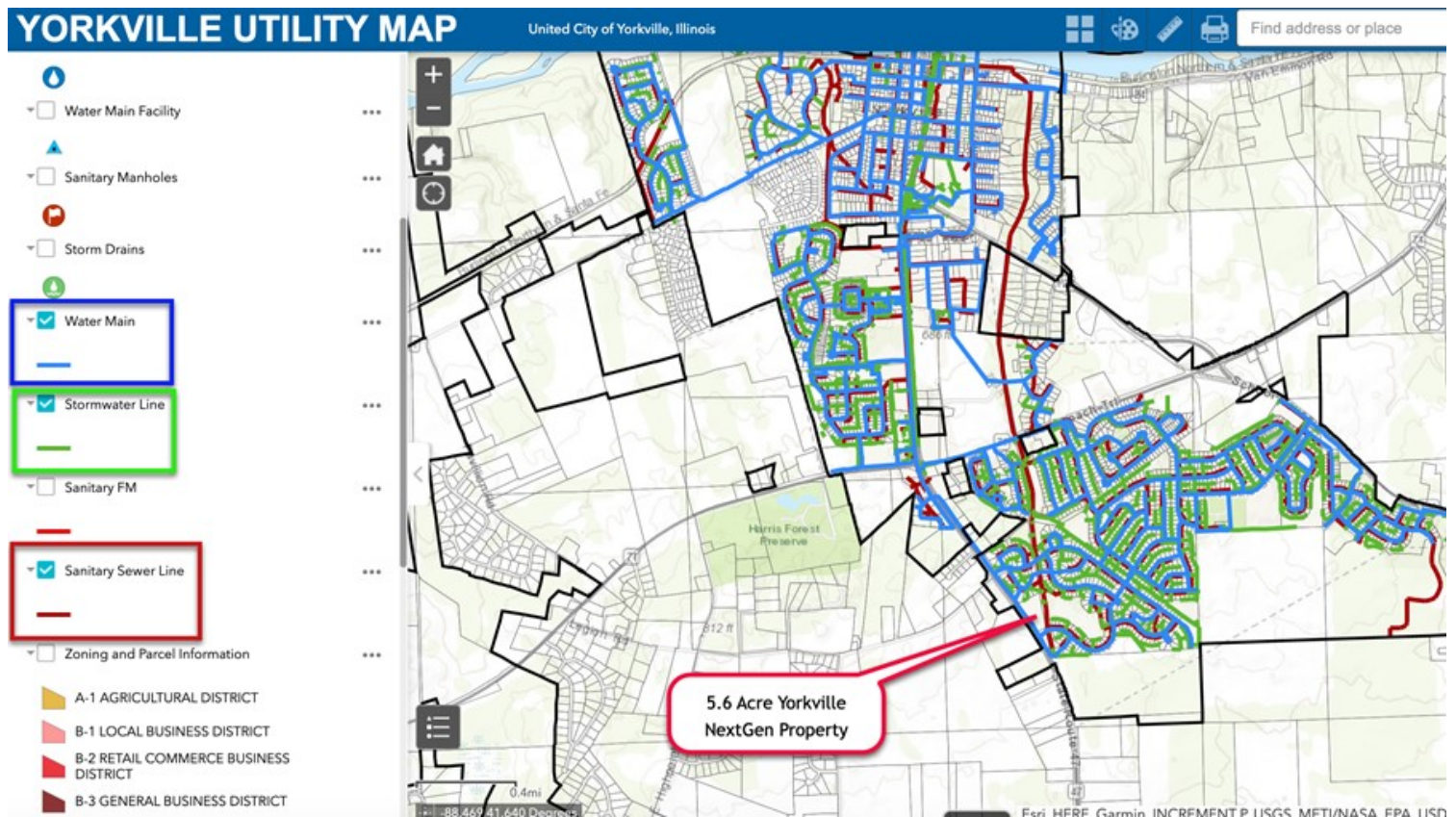
## ALTA SURVEY



FUTURE LAND USE MAP 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY

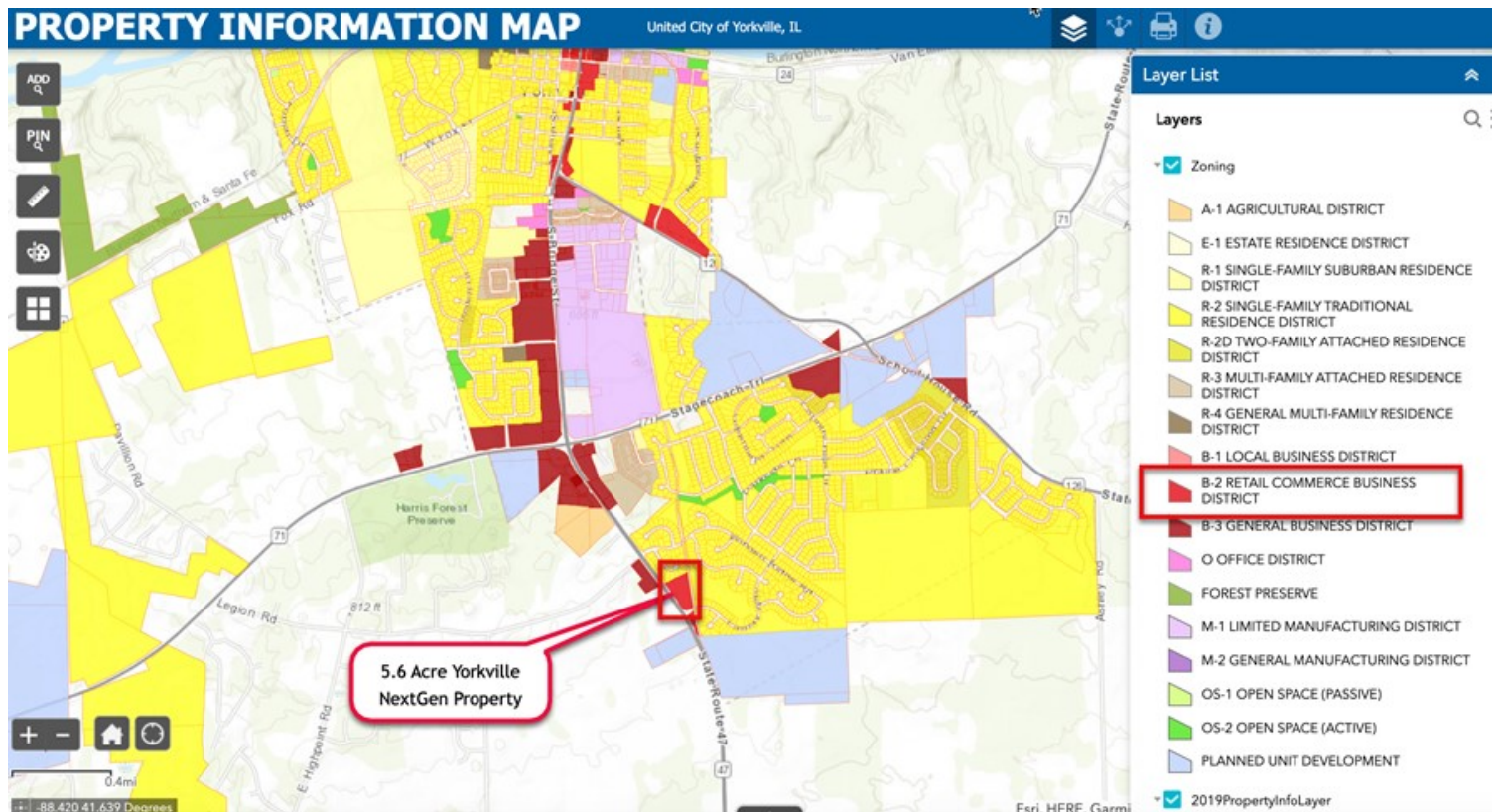


UTILITY MAP 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY

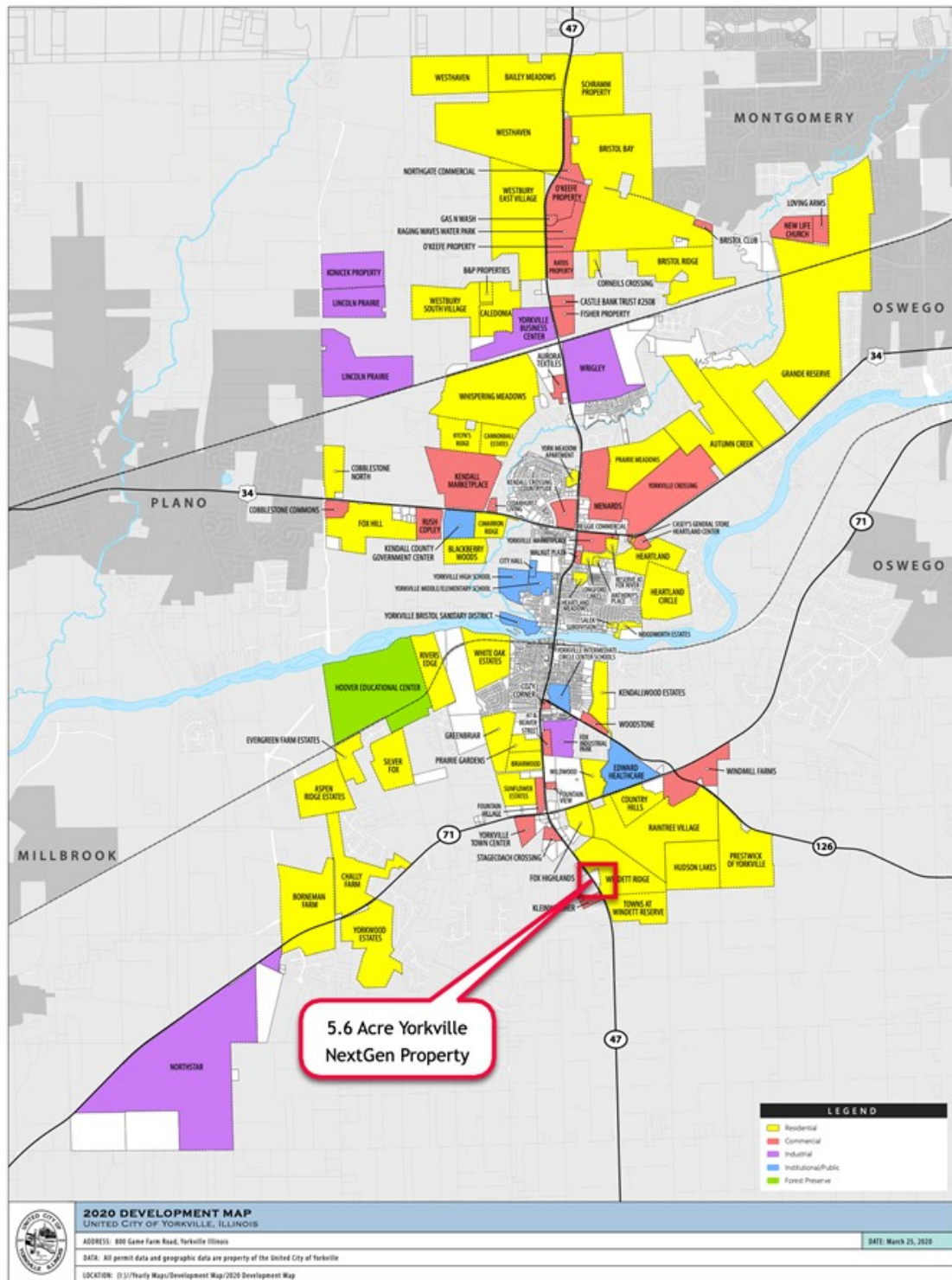




PROPERTY INFORMATION MAP 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY

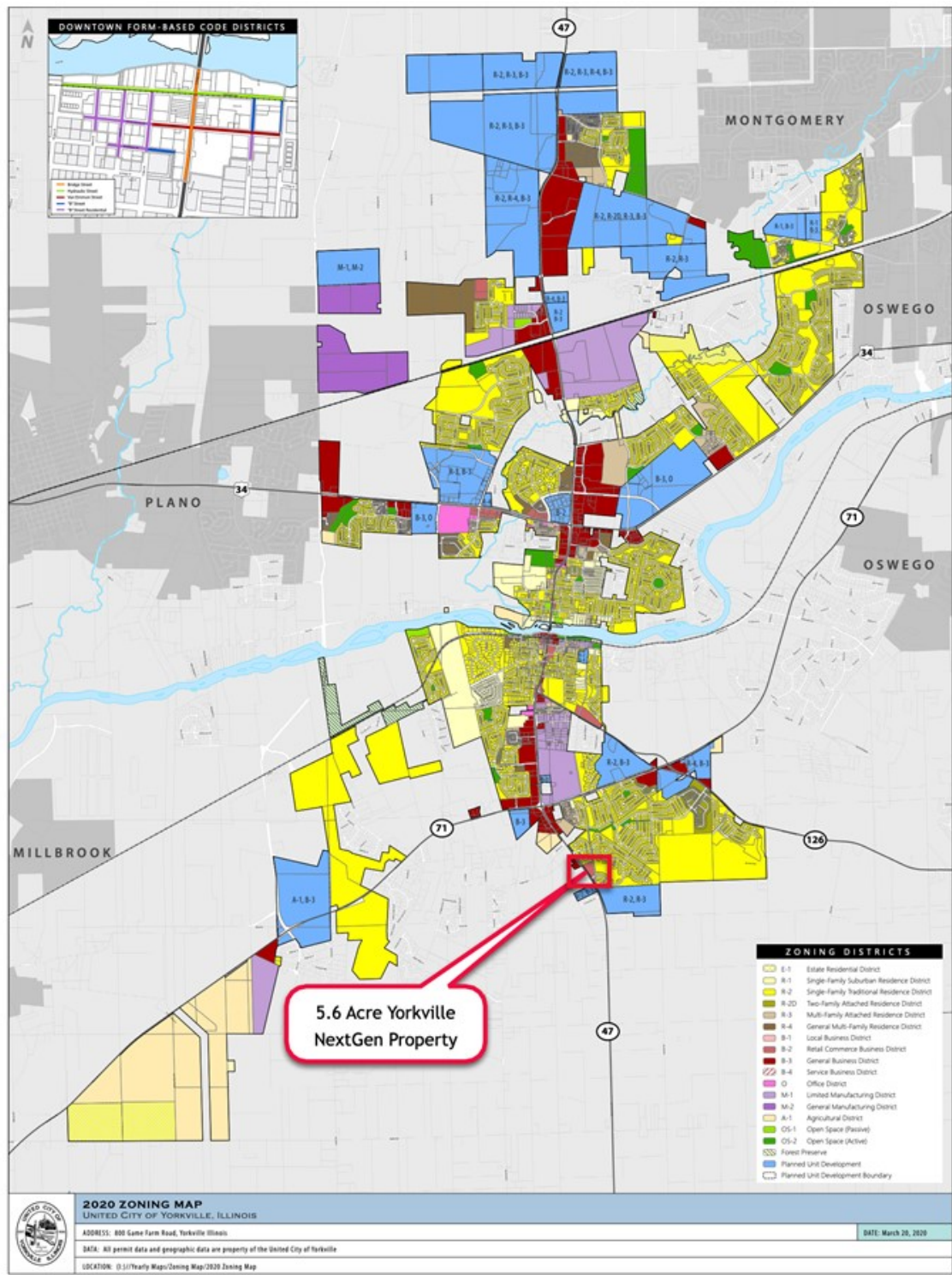


## 2020 DEVELOPMENT MAP 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY



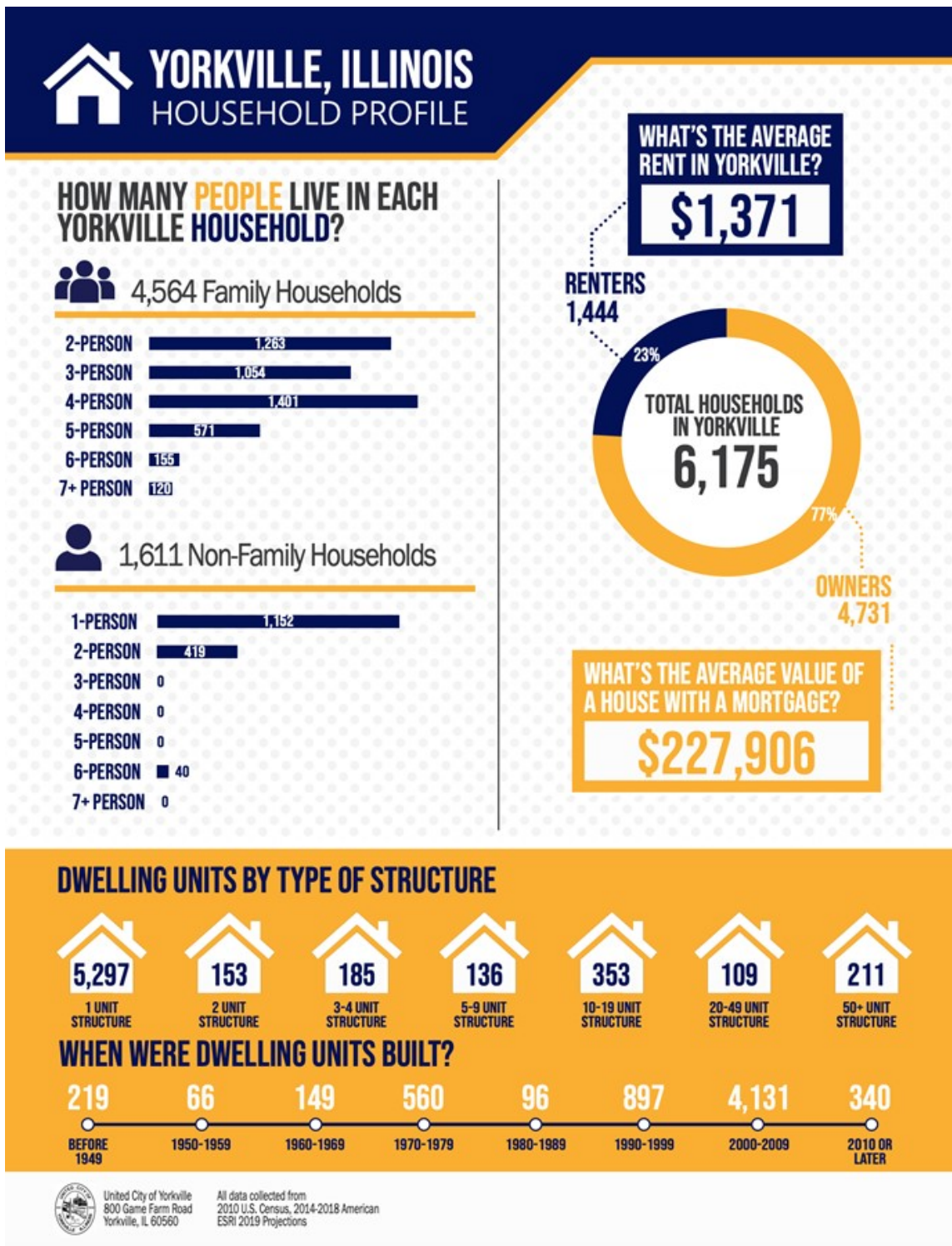


2020 ZONING MAP 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY





# HOUSEHOLD PROFILE 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY



POPULATION STATISTICS 5.6 ACRE YORKVILLE NEXTGEN DEVELOPMENT PROPERTY

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POPULATION STATISTICS

Yorkville has seen substantial growth over the past 20 years. Click on the picture to the right to take a look at how the City has grown over time. You can scroll through year by year and see how each subdivision developed.

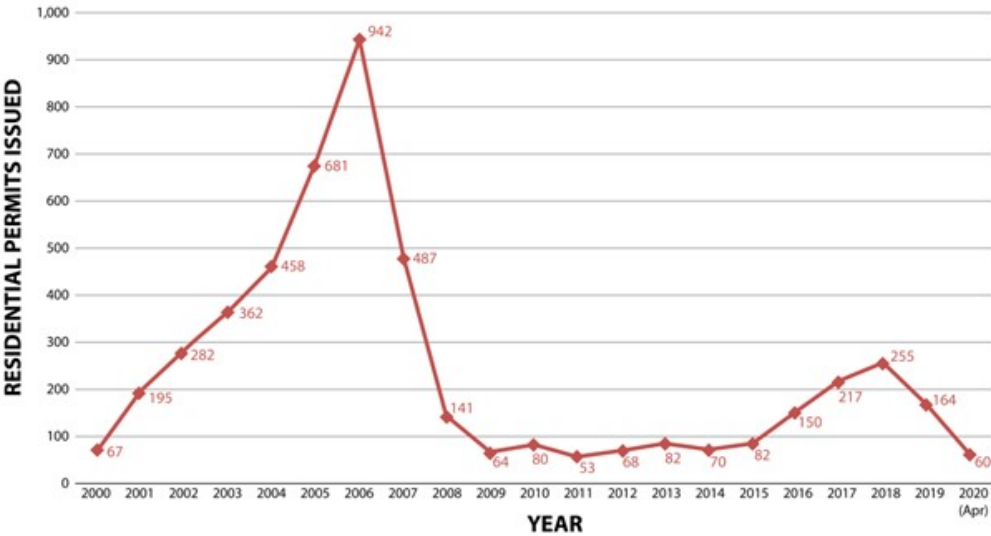
All of the data illustrates when residential dwelling unit permits were issued. From this information, we can estimate and project the current and future population.



RESIDENTIAL GROWTH

The City of Yorkville has seen its share of growth and decline over the past 2 decades. As shown in the chart below, Yorkville was one of the fastest growing municipalities in the state in the early 2000's. It was part of the housing market boom that made Kendall County the fastest growing County in the nation. Unfortunately, as the housing bubble burst, the decrease in residential development was dramatic.

After the recession in 2008, Yorkville kept consistent numbers in the housing development market during the recovery. All of these dwellings built between 2009 and 2015 were detached single-family homes. In 2016, the City started to see an uptick in its residential development as not only more single-family homes were built, but a multi-family age targeted structure was built (Anthony's Place). The diversity in the housing stock continued at the end of the decade as more townhomes and single-family homes were erected.



## INCOME PROFILE 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY



esri

### Disposable Income Profile

Yorkville City, IL  
Yorkville City, IL (1784038)  
Geography: Place

Prepared by Esri

|  | Census 2010 | 2019     | 2024     | 2019-2024<br>Change | 2019-2024<br>Annual Rate |          |          |
|--|-------------|----------|----------|---------------------|--------------------------|----------|----------|
| Population                                   | 17,127      | 18,987   | 20,549   | 1,562               | 1.59%                    |          |          |
| Median Age                                   | 32.4        | 35.5     | 34.8     | -0.7                | -0.40%                   |          |          |
| Households                                   | 5,974       | 6,660    | 7,207    | 547                 | 1.59%                    |          |          |
| Average Household Size                       | 2.84        | 2.84     | 2.84     | 0.00                | 0.00%                    |          |          |
| 2019 Households by Disposable Income         |             |          |          | Number              | Percent                  |          |          |
| Total  |             |          |          | 6,660               | 100.0%                   |          |          |
| <\$15,000                                    |             |          |          | 354                 | 5.3%                     |          |          |
| \$15,000-\$24,999                            |             |          |          | 301                 | 4.5%                     |          |          |
| \$25,000-\$34,999                            |             |          |          | 578                 | 8.7%                     |          |          |
| \$35,000-\$49,999                            |             |          |          | 1,007               | 15.1%                    |          |          |
| \$50,000-\$74,999                            |             |          |          | 1,447               | 21.7%                    |          |          |
| \$75,000-\$99,999                            |             |          |          | 1,365               | 20.5%                    |          |          |
| \$100,000-\$149,999                          |             |          |          | 1,097               | 16.5%                    |          |          |
| \$150,000-\$199,999                          |             |          |          | 297                 | 4.5%                     |          |          |
| \$200,000+                                   |             |          |          | 214                 | 3.2%                     |          |          |
| Median Disposable Income                     |             |          |          | \$66,789            |                          |          |          |
| Average Disposable Income                    |             |          |          | \$78,615            |                          |          |          |
| Number of Households                         |             |          |          |                     |                          |          |          |
| 2019 Disposable Income by Age of Householder | <25         | 25-34    | 35-44    | 45-54               | 55-64                    | 65-74    | 75+      |
| Total  | 133         | 1,153    | 1,522    | 1,462               | 1,168                    | 749      | 474      |
| <\$15,000                                    | 11          | 49       | 30       | 35                  | 81                       | 53       | 94       |
| \$15,000-\$24,999                            | 8           | 78       | 39       | 37                  | 51                       | 37       | 52       |
| \$25,000-\$34,999                            | 15          | 150      | 84       | 72                  | 85                       | 90       | 81       |
| \$35,000-\$49,999                            | 34          | 247      | 140      | 181                 | 158                      | 140      | 106      |
| \$50,000-\$74,999                            | 33          | 222      | 397      | 248                 | 299                      | 168      | 81       |
| \$75,000-\$99,999                            | 12          | 185      | 473      | 354                 | 230                      | 88       | 23       |
| \$100,000-\$149,999                          | 16          | 155      | 247      | 382                 | 172                      | 102      | 24       |
| \$150,000-\$199,999                          | 1           | 37       | 80       | 85                  | 52                       | 34       | 8        |
| \$200,000+                                   | 3           | 30       | 32       | 68                  | 40                       | 37       | 5        |
| Median Disposable Income                     | \$49,042    | \$54,228 | \$77,325 | \$83,792            | \$64,982                 | \$55,862 | \$35,932 |
| Average Disposable Income                    | \$61,669    | \$69,313 | \$84,743 | \$94,206            | \$77,845                 | \$75,176 | \$45,394 |

**Data Note:** Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

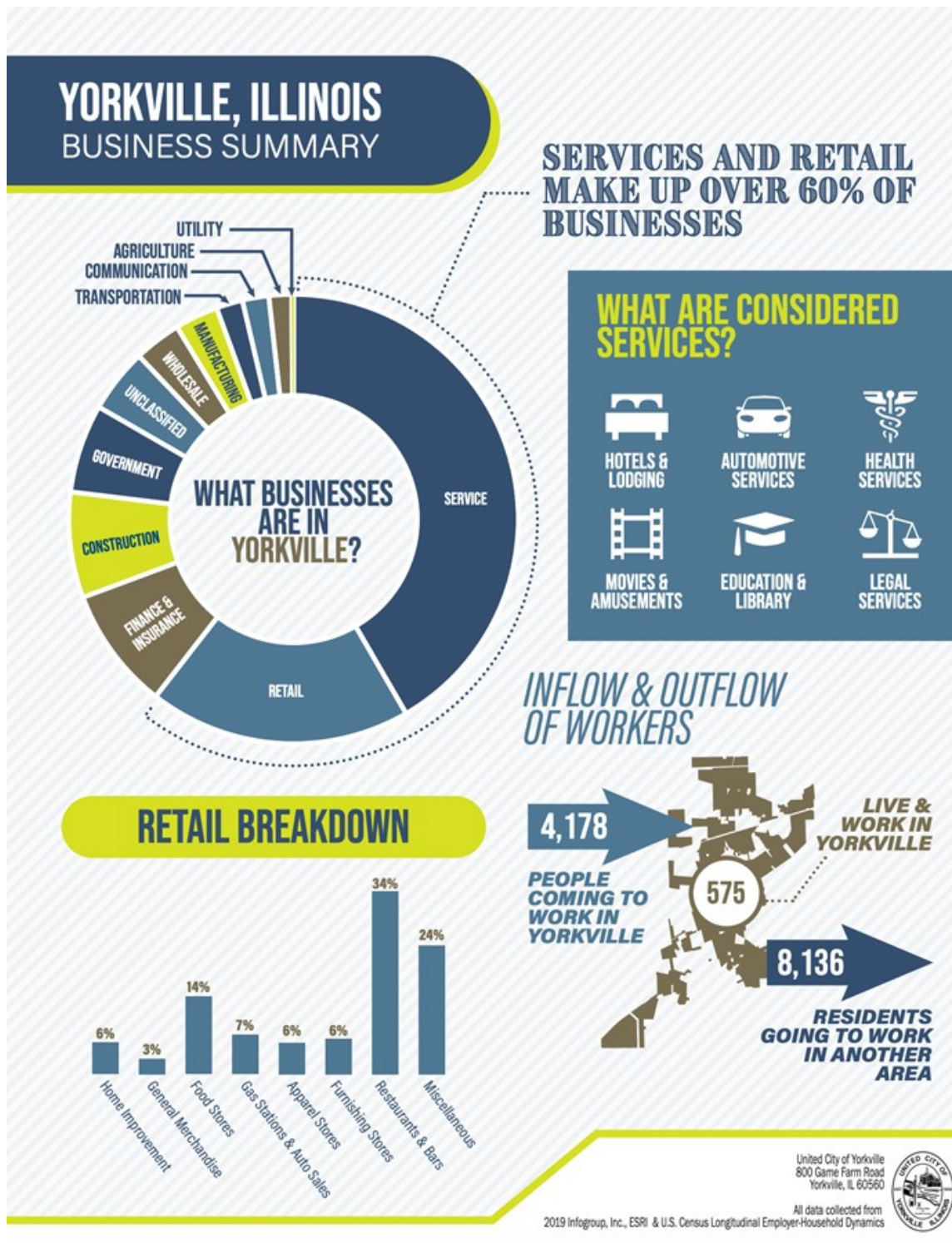
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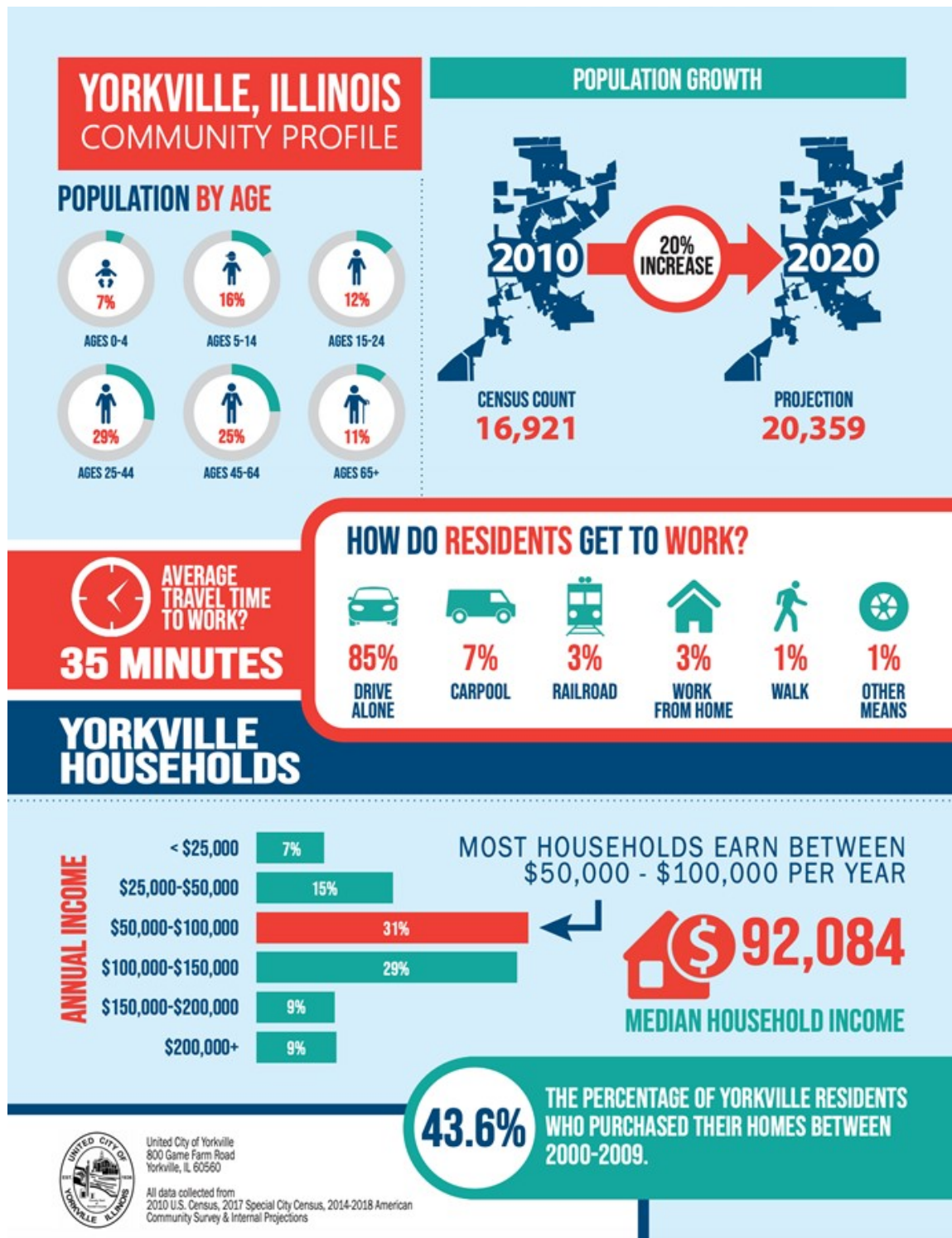
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BUSINESS SUMMARY CHART 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY



COMMUNITY PROFILE CHART 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY



## COMMUNITY PROFILE 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY

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### COMMUNITY PROFILE

You've discovered the United City of Yorkville! The heart of Yorkville is located on the Fox River, 50 miles southwest of the city of Chicago. Yorkville's city limits currently encompass 19.6 square miles, and our planning area exceeds 70 square miles. Our community provides an abundant amount of amenities for our residents and businesses.

In Yorkville, you're surrounded by the natural beauty of the river which offers multiple recreational activities nearby. You can discover your passion for a variety of activities including canoeing, kayaking, cycling, picnicking, and summer festivals. Whether you are just passing through or plan on calling Yorkville your home, we're glad you're here!

#### The Core of Kendall County

The United City of Yorkville is the seat of Kendall County and is located in the fastest growing county in Illinois (U.S. Census Bureau, 2008). We're also ideally situated near many major highways including the intersection of Illinois Highways 34, 47, 71 and 126, in addition to access to I-88 to the north, I-80 to the south, and I-55 to the east.

#### Community Characteristics

The following are some of the important characteristics that make this a great community:

- Growing population
- Low residential turnover
- Small-town charm
- High median household income

For more information on Yorkville's population and household characteristics view the infographic to the right or for more detailed information [click here](#).

#### A Yorkville History Lesson

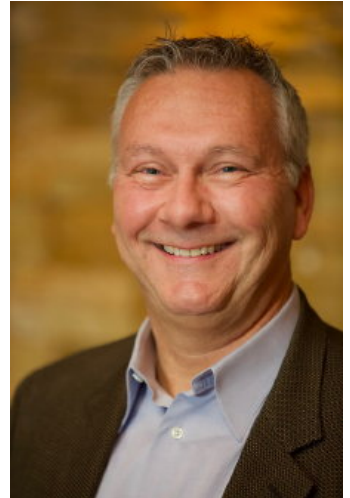
Why are we called the United City of Yorkville? Well, that's where our history lesson begins. The City of Yorkville was founded in 1837 in close proximity to the Village of Bristol. Yorkville was located south of the Fox River and the Village of Bristol was founded north of the Fox River. In 1957 the 2 villages became 1. For more about the history of Yorkville, see our [History of Yorkville page](#).



## MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



## AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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