

5.6 Acre Yorkville Rt 47 Property
Rt 47
Yorkville IL 60560



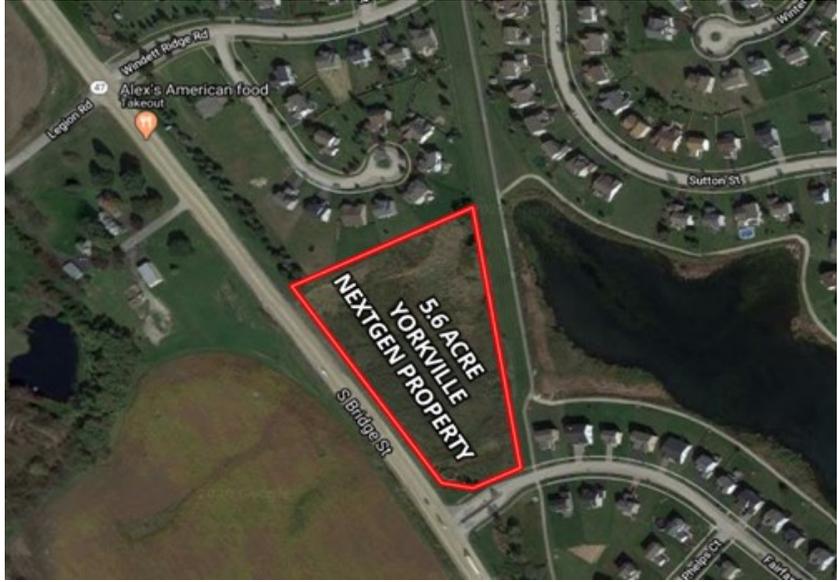
5.6 ACRE YORKVILLE RT 47 PROPERTY

Rt 47
Yorkville IL 60560

For more information contact:

Mark Goodwin
1-815-741-2226
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.



Mark Goodwin
Phone: 815-741-2226
mgoodwin@bigfarms.com

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

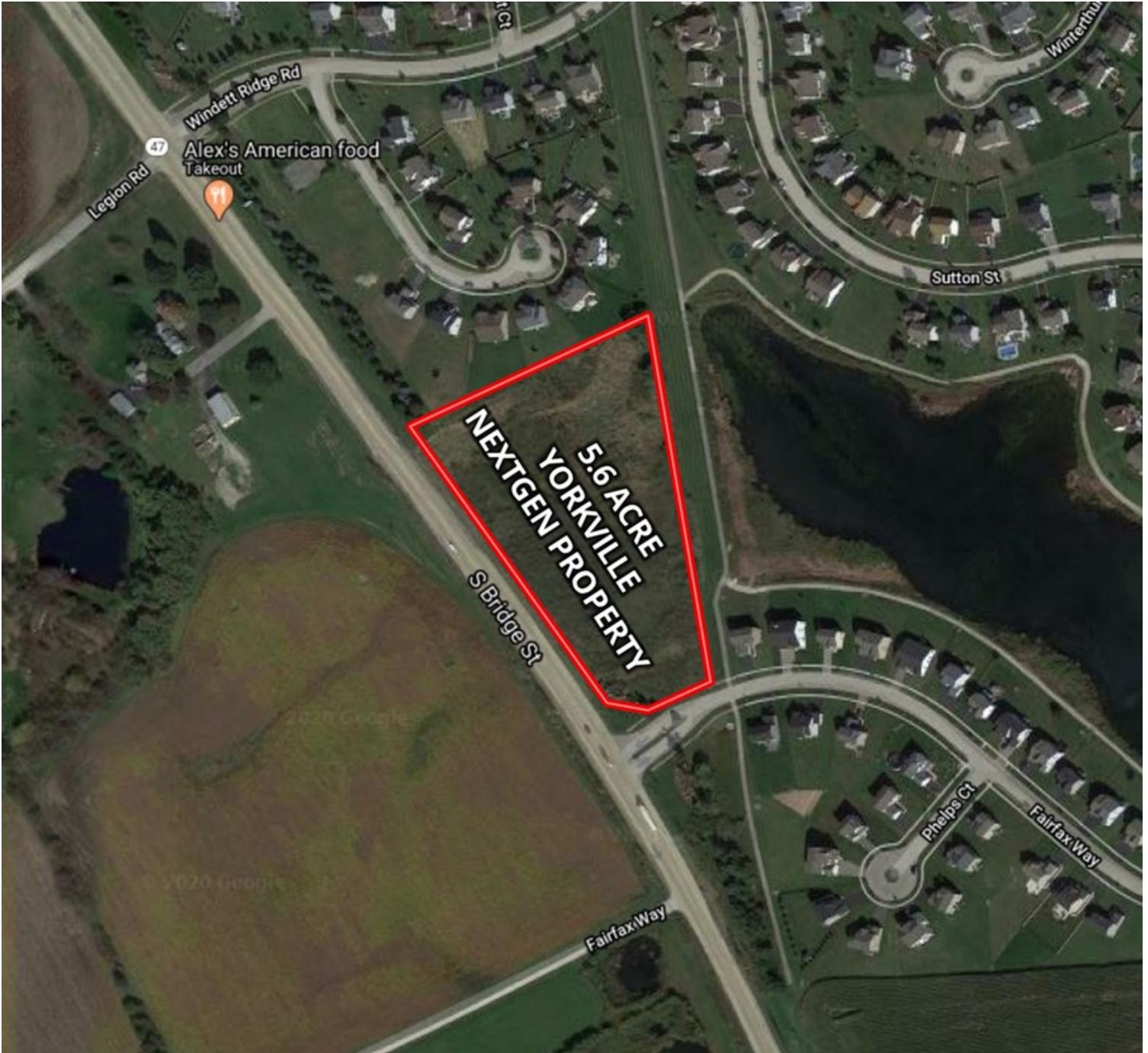
FINANCIALS

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

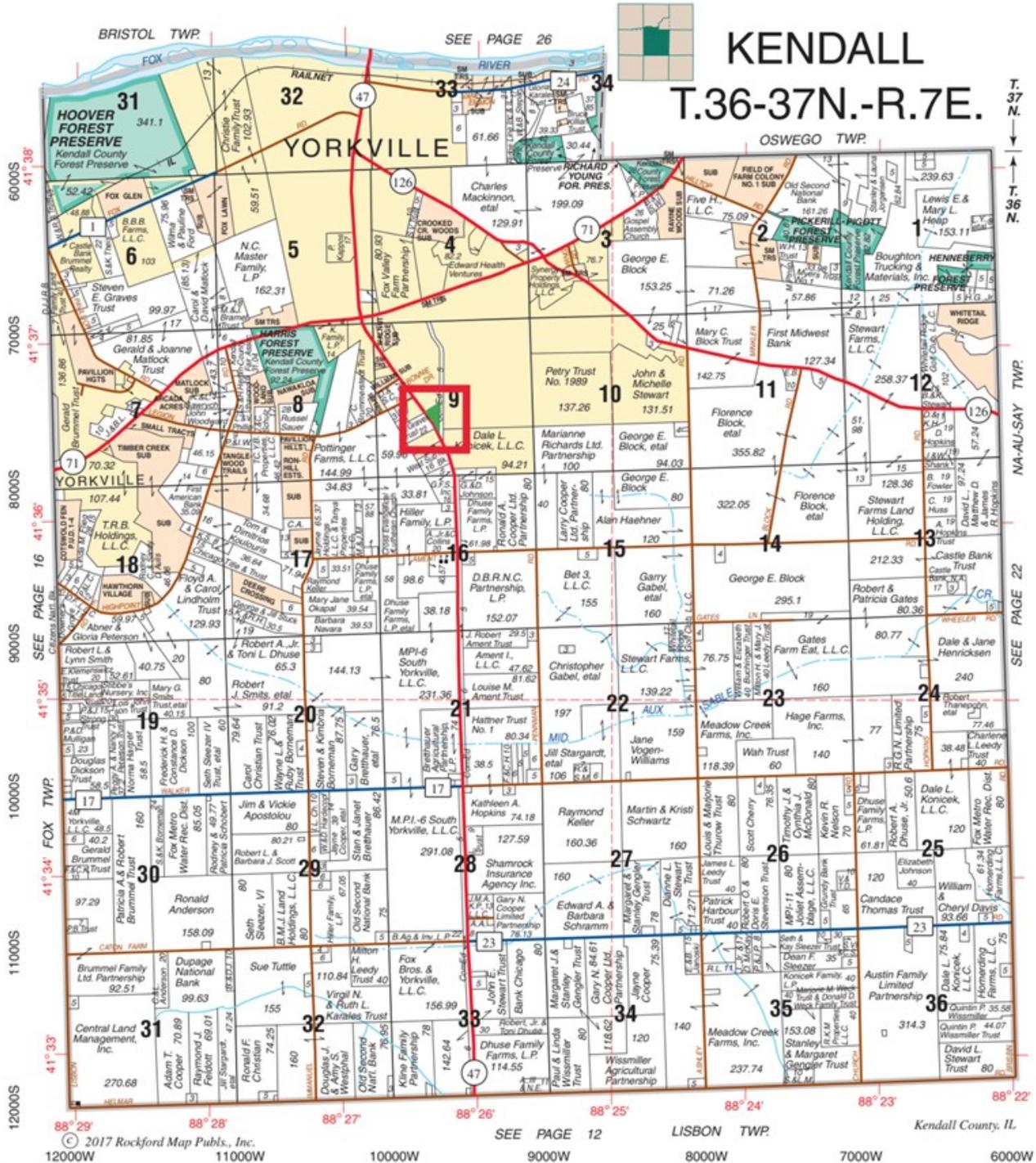
LOCATION

Address: Rt 47
Yorkville, IL 60560
County: Kendall

AERIAL MAP 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY

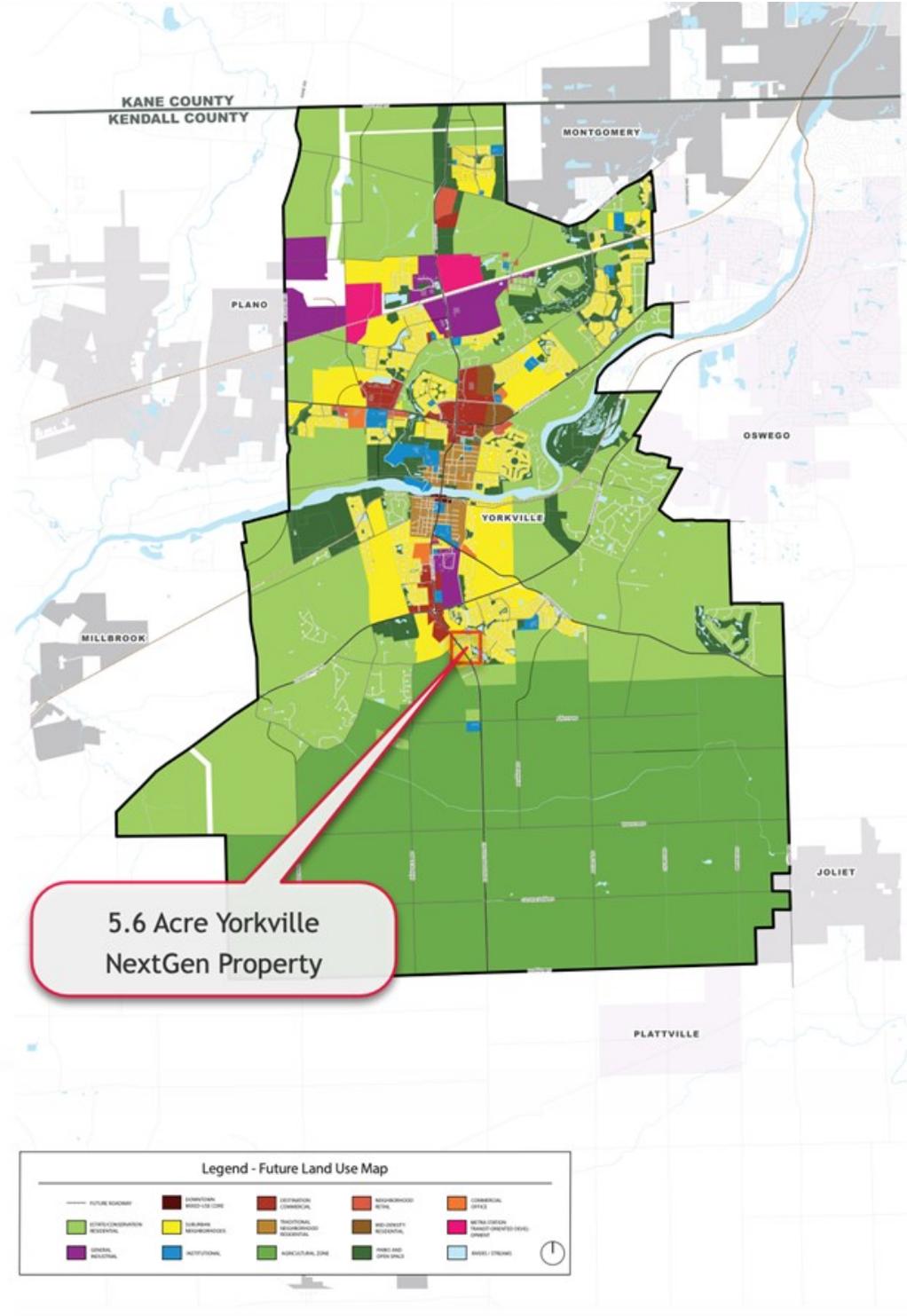


PLAT MAP 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY

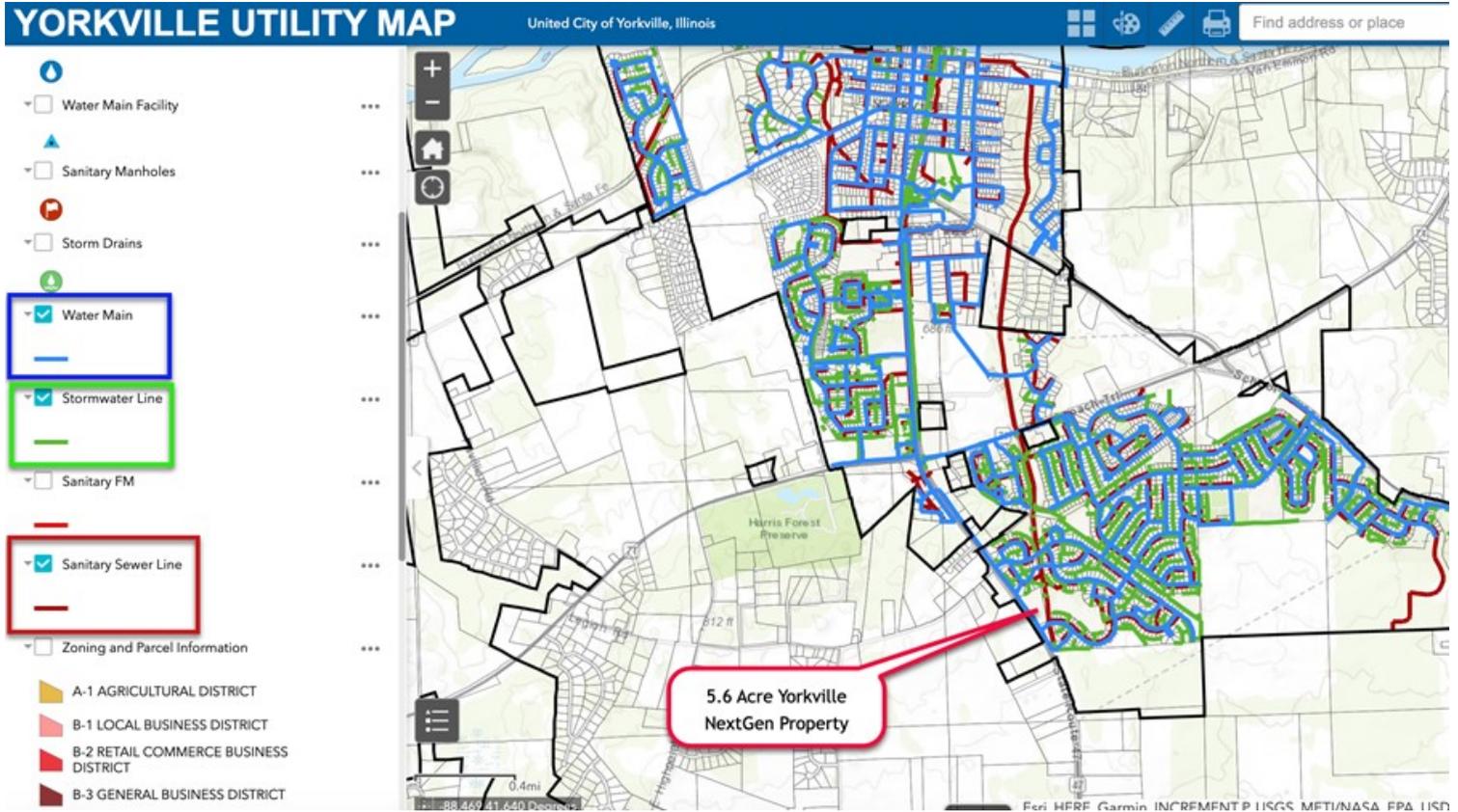


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

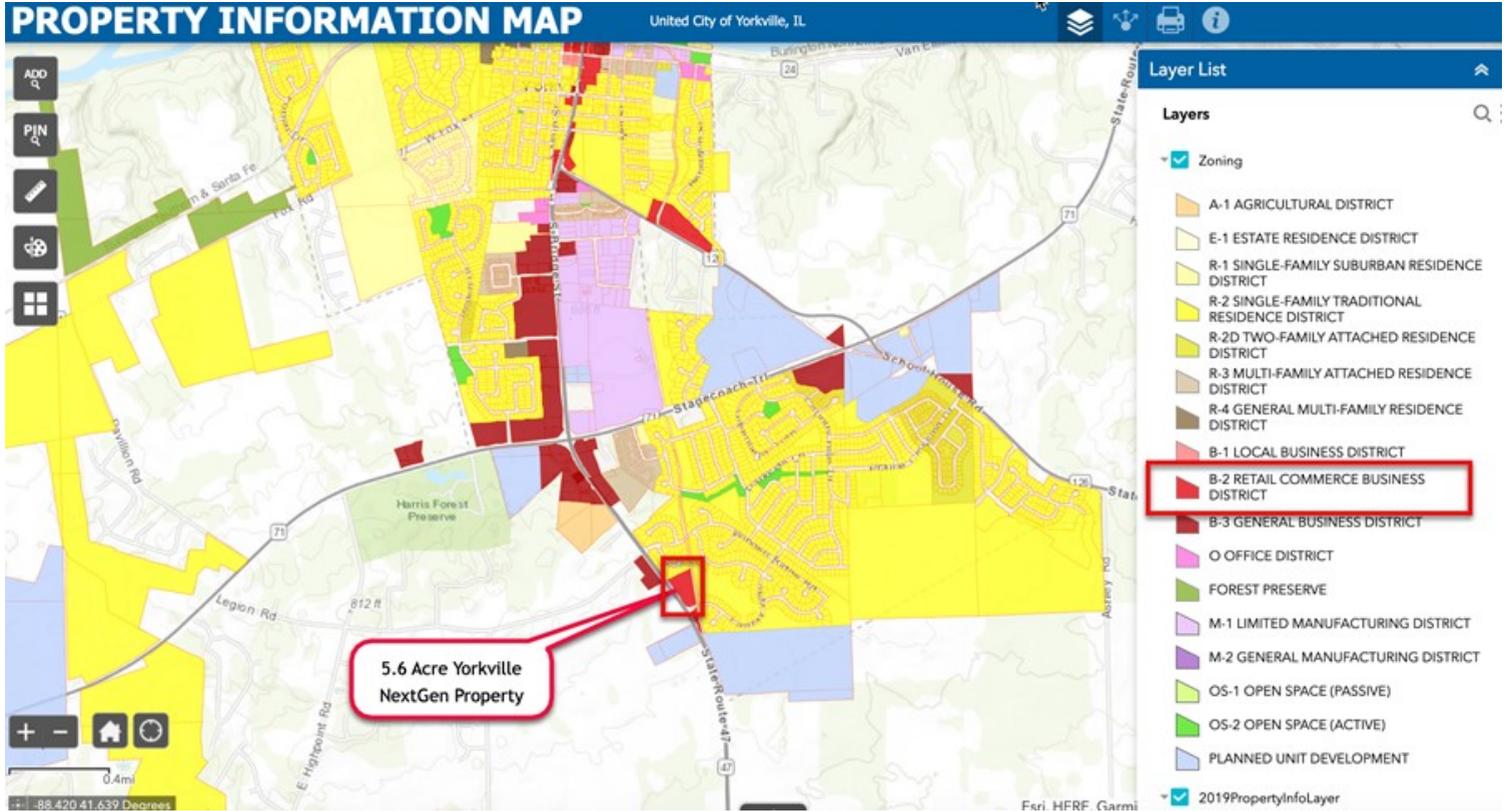
FUTURE LAND USE MAP 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY



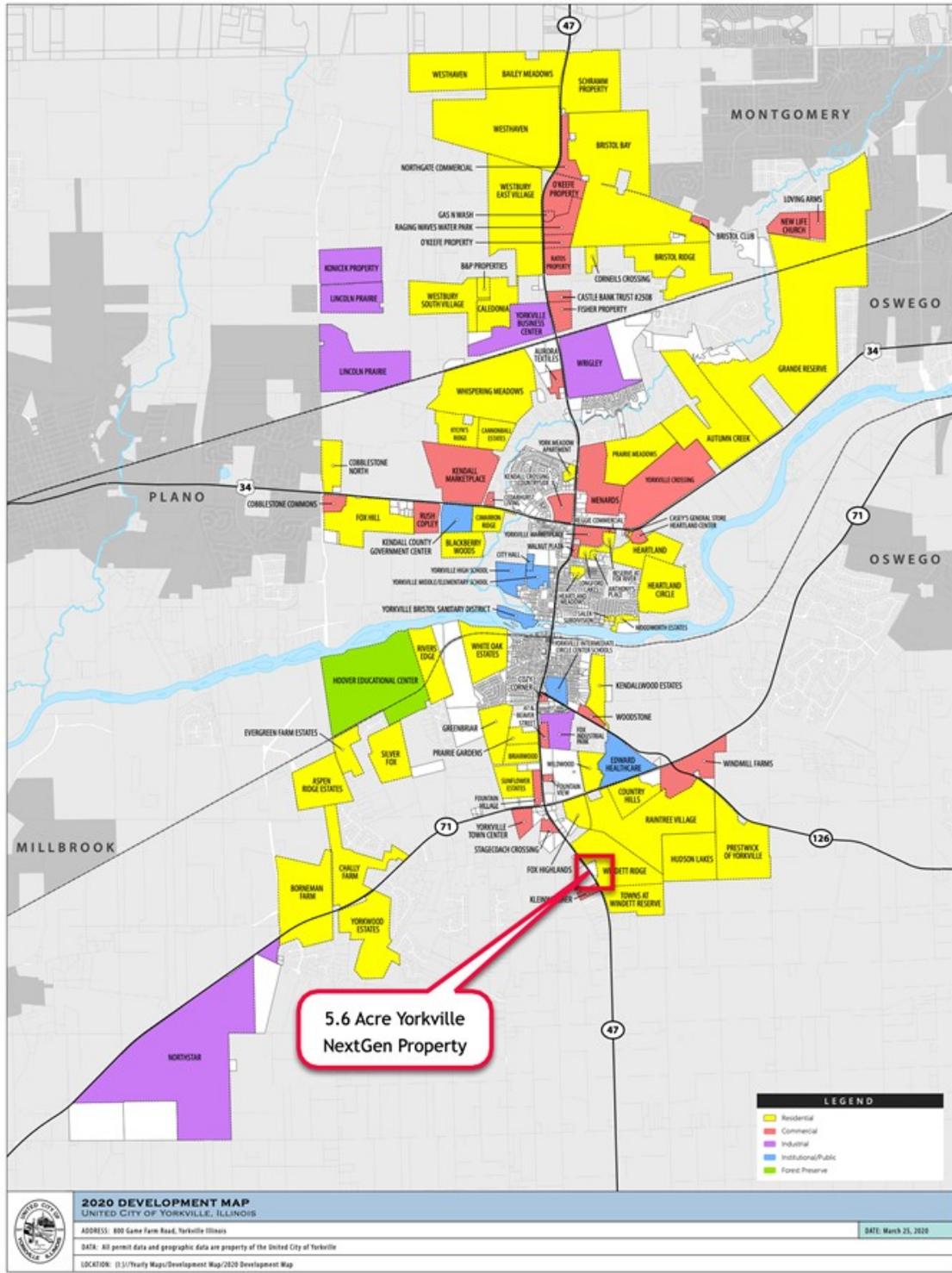
UTILITY MAP 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY



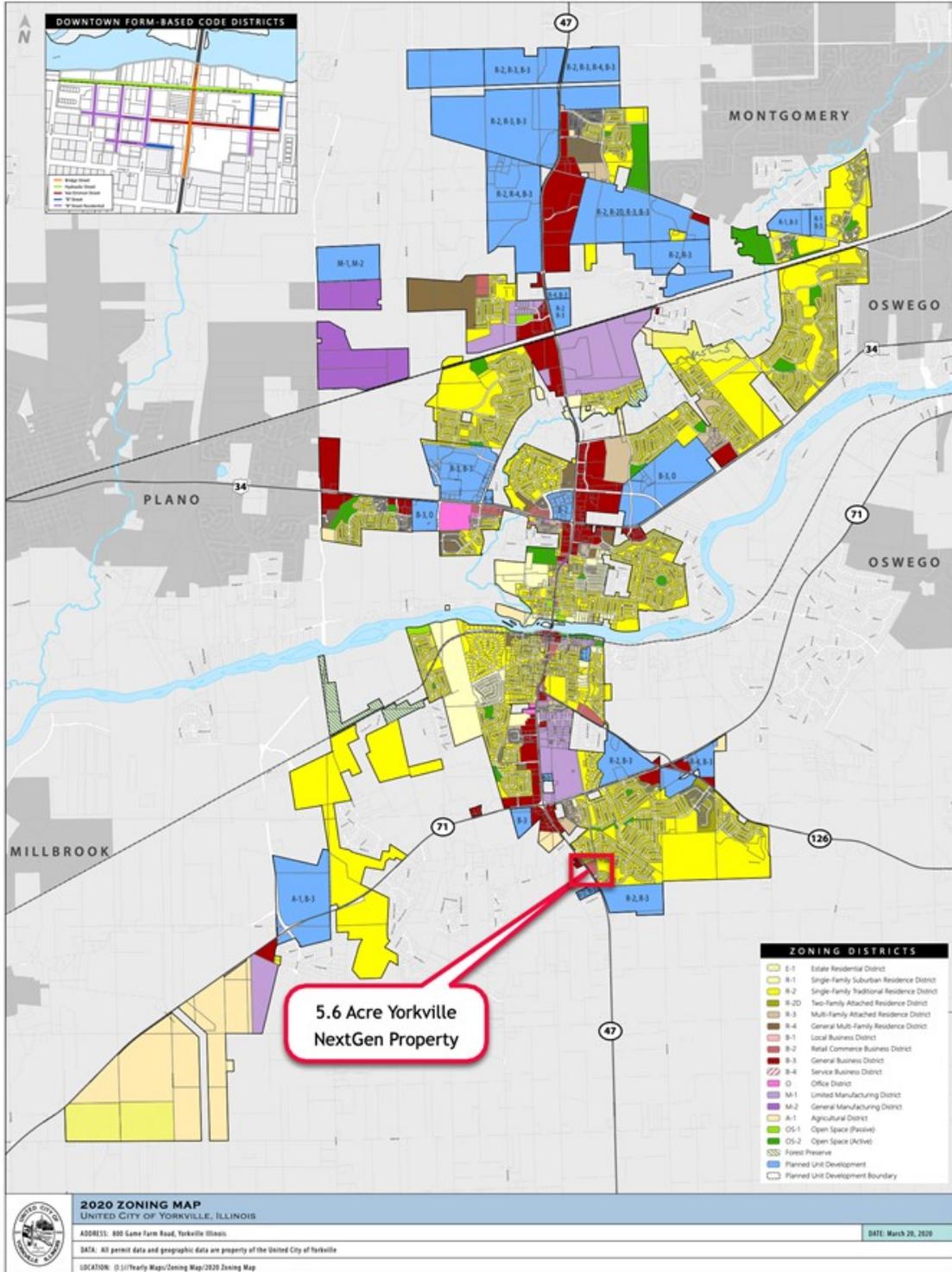
PROPERTY INFORMATION MAP 5.6 ACRE YORKVILLE RT 47 NEXTGEN DEVELOPMENT PROPERTY



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

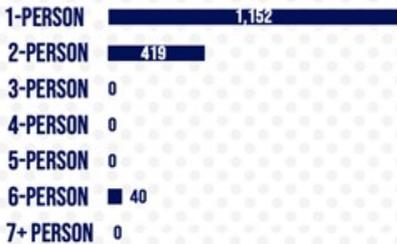
YORKVILLE, ILLINOIS
 HOUSEHOLD PROFILE

HOW MANY PEOPLE LIVE IN EACH YORKVILLE HOUSEHOLD?

4,564 Family Households



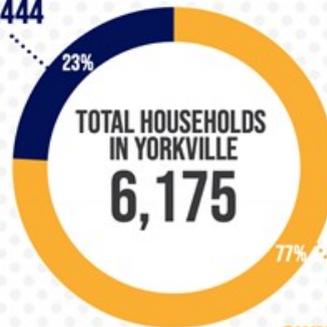
1,611 Non-Family Households



WHAT'S THE AVERAGE RENT IN YORKVILLE?

\$1,371

RENTERS
1,444



OWNERS
4,731

WHAT'S THE AVERAGE VALUE OF A HOUSE WITH A MORTGAGE?

\$227,906

DWELLING UNITS BY TYPE OF STRUCTURE



WHEN WERE DWELLING UNITS BUILT?



United City of Yorkville
 800 Game Farm Road
 Yorkville, IL 60560

All data collected from
 2010 U.S. Census, 2014-2018 American
 ESRI 2019 Projections

POPULATION STATISTICS 5.6 ACRE YORKVILLE NEXTGEN DEVELOPMENT PROPERTY

Home » Business » Demographics » Population Statistics

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.

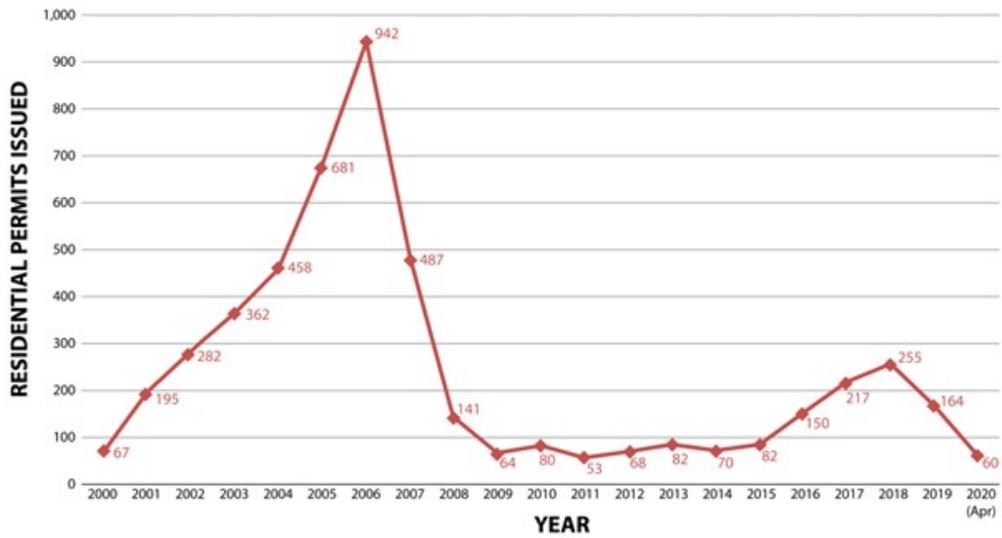
All of the data illustrates when residential dwelling unit permits were issued. From this information, we can estimate and project the current and future population.



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



Disposable Income Profile

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

Prepared by Esri

	Census 2010	2019	2024	2019-2024 Change	2019-2024 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%

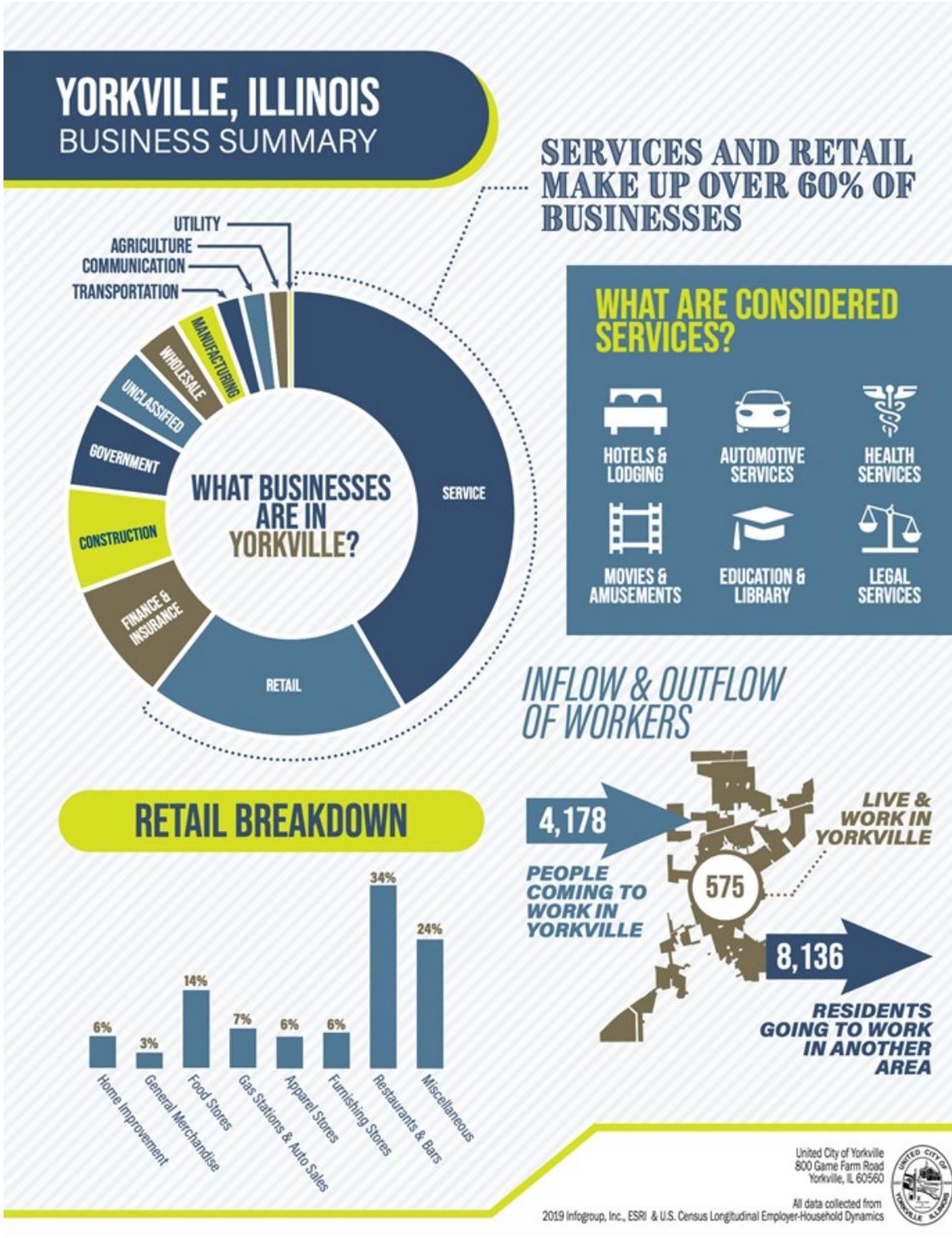
2019 Households by Disposable Income	Number	Percent
Total	6,660	100.0%
<\$15,000	354	5.3%
\$15,000-\$24,999	301	4.5%
\$25,000-\$34,999	578	8.7%
\$35,000-\$49,999	1,007	15.1%
\$50,000-\$74,999	1,447	21.7%
\$75,000-\$99,999	1,365	20.5%
\$100,000-\$149,999	1,097	16.5%
\$150,000-\$199,999	297	4.5%
\$200,000+	214	3.2%
Median Disposable Income	\$66,789	
Average Disposable Income	\$78,615	

2019 Disposable Income by Age of Householder	Number of Households						
	<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

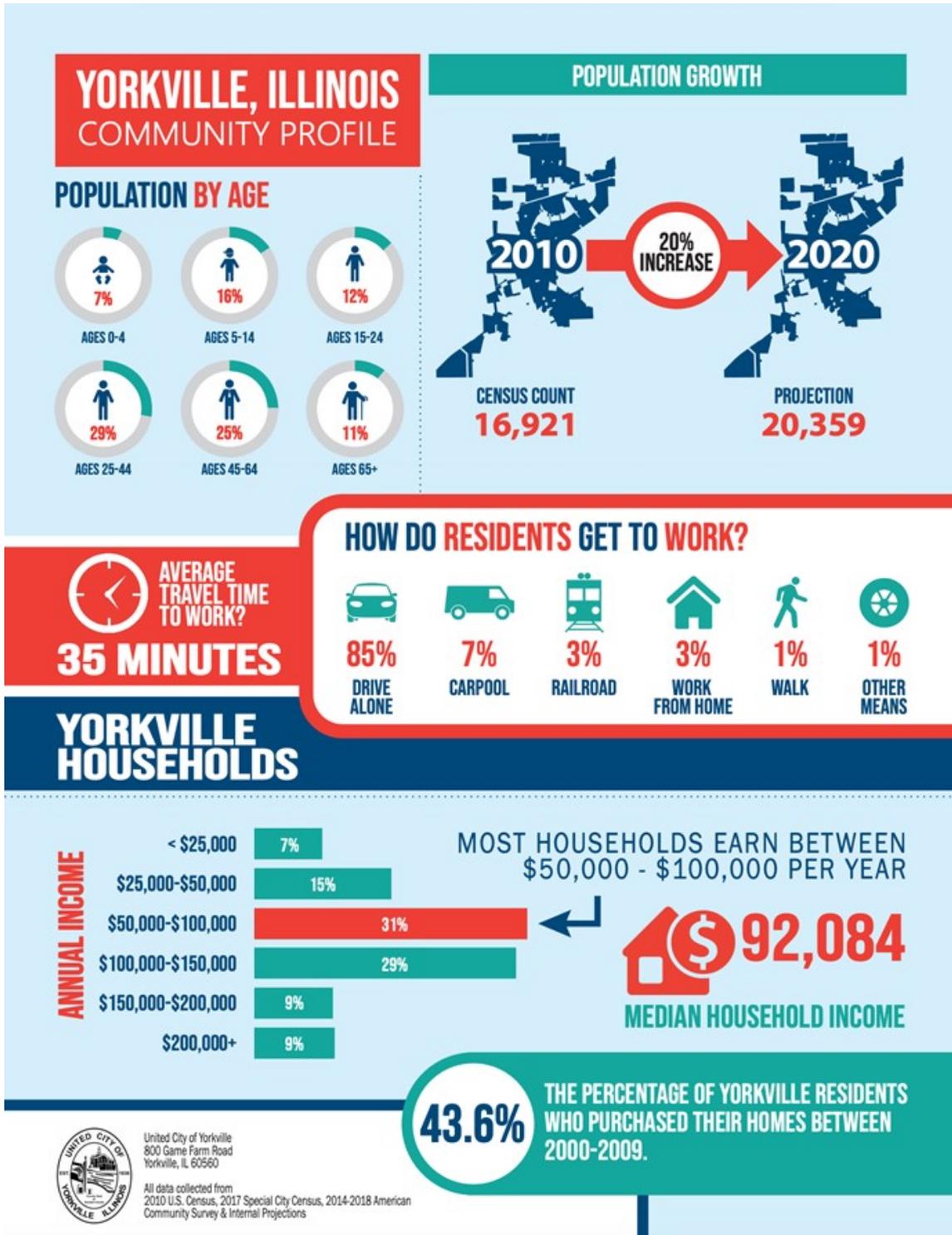
Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

June 04, 2020

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

[Home](#) › [Business](#) › [Demographics](#) › [Community Profile](#)

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.**

DISCLAIMER

These materials were prepared by Goodwin & Associates Real Estate, LLC, and contain selected information pertaining to the Property, and do not purport to be all-inclusive or to contain all of the information which prospective investors or users may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner nor Goodwin & Associates Real Estate, LLC, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents. While we obtained the information above from sources we believe to be reliable, we have not verified the occupancy and make no guaranty, warranty or representation about it. It is submitted subject to the possibility of errors, corrections, change of price, or withdrawal without notice. If we have included projections, opinions, assumptions, or estimates they are for the purpose of example only, and may not represent current or future performance of the property. You, your tax, and legal advisers should conduct your own investigations of the property and the transaction.