

7.8 Acres Corner of Rt. 71 & 126 Yorkville  
SE Corner of Rt. 126 & Rt. 71  
Yorkville IL 60560



# 7.8 ACRES CORNER OF RT. 71 & 126 YORKVILLE

SE Corner of Rt. 126 & Rt. 71  
Yorkville IL 60560

For more information contact:

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



<b>County:</b>	Kendall
<b>Township:</b>	Kendall
<b>Gross Land Area:</b>	7.8 Acres
<b>Property Type:</b>	Vacant farmland with Development Potential
<b>Possible Uses:</b>	Excellent signalized corner retail location
<b>Total Investment:</b>	\$228,000
<b>Unit Price:</b>	\$29,000 per Acre
<b>Productivity Index (PI):</b>	The PI Index 116.7 out of 147
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Utilities are near the site
<b>Zoning:</b>	B-3 General Business District



Commercial land in Yorkville at the southeast corner of Rt. 126 and Rt. 71 with 7.8 total acres. This is an update signalized corner in Yorkville. Many potential uses. Current zoning is B-3 (General Business) The site is 8 miles from Oswego, and close to Plainfield, Newark & Morris.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 7.8 Acre Yorkville Commercial Corner  
**Tax ID Number/APN:** 05-03-300-039  
**Possible Uses:** B-3 General Business Zoning allows for many potential uses.  
**Zoning:** B-3 General Business

### AREA & LOCATION

**School District:** Yorkville Community Unit School District 115  
**Location Description:** Yorkville is a suburban Chicago community. Approximately 6 miles to Oswego, 12 miles to Aurora, 16 miles to Naperville.  
**Site Description:** Signalized corner parcel, with frontage on Rt. 71 (Stagecoach Trail) and Rt. 126 (E.Schoolhouse Rd.) Level farmland, no buildings. The intersection is under construction.  
**Highway Access:** 17.7 miles south to I-80 at Morris.  
14 miles north to I-88 at Sugar Grove.  
**Road Type:** State Highways are concrete and asphalt. The traffic counts at this intersection are: 7500 vehicles per day on Rt. 126 and 8350 vehicles per day on Rt. 71.  
**Legal Description:** Alta survey has been completed with legal description. Ask office for the details.  
**Property Visibility:** Excellent  
**Largest Nearby Street:** IL Rt. 47 is the next largest street to the west. It is a major arterial road that connects I-80 with I-88.

### LAND RELATED

**Lot Frontage (Feet):** Approximately 871 feet of frontage on Rt. 126  
Approximately 475 feet of frontage on Rt. 71  
**Tillable Acres:** Approximately 6.2 tillable acres in this parcel.  
**Lot Depth:** Approximately 560 feet by 697 feet.  
**Buildings:** No Buildings  
**Zoning Description:** The B-3, general business district zoning designation is intended for the location of a broad range of commercial uses, including small scale and large scale businesses. These uses are usually oriented toward automobile access and visibility; therefore they are typically set along major arterial roads. The businesses in this district are meant to serve regional as well as local customers. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings.  
**Flood Plain or Wetlands:** None known.  
**Topography:** Slightly rolling.  
**Soil Type:** Saybrook silt loam (145B)  
LaRose clay loam (60C3)

### FINANCIALS

**Finance Data Year:** 2019  
**Real Estate Taxes:** The new Tax ID# is 05-03-300-039.  
Taxes are \$137.12  
**Investment Amount:** This terrific corner commercial location is offered at \$228,027 or \$0.66.5 per square foot. (\$29,000 per acres)

### LOCATION

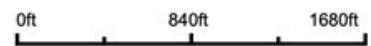
**Address:** Southeast corner of Rt. 71 and Rt. 126.  
Yorkville, IL 60560  
**County:** Kendall County Illinois.







Map Center: 41° 37' 36.39, -88° 25' 2.77

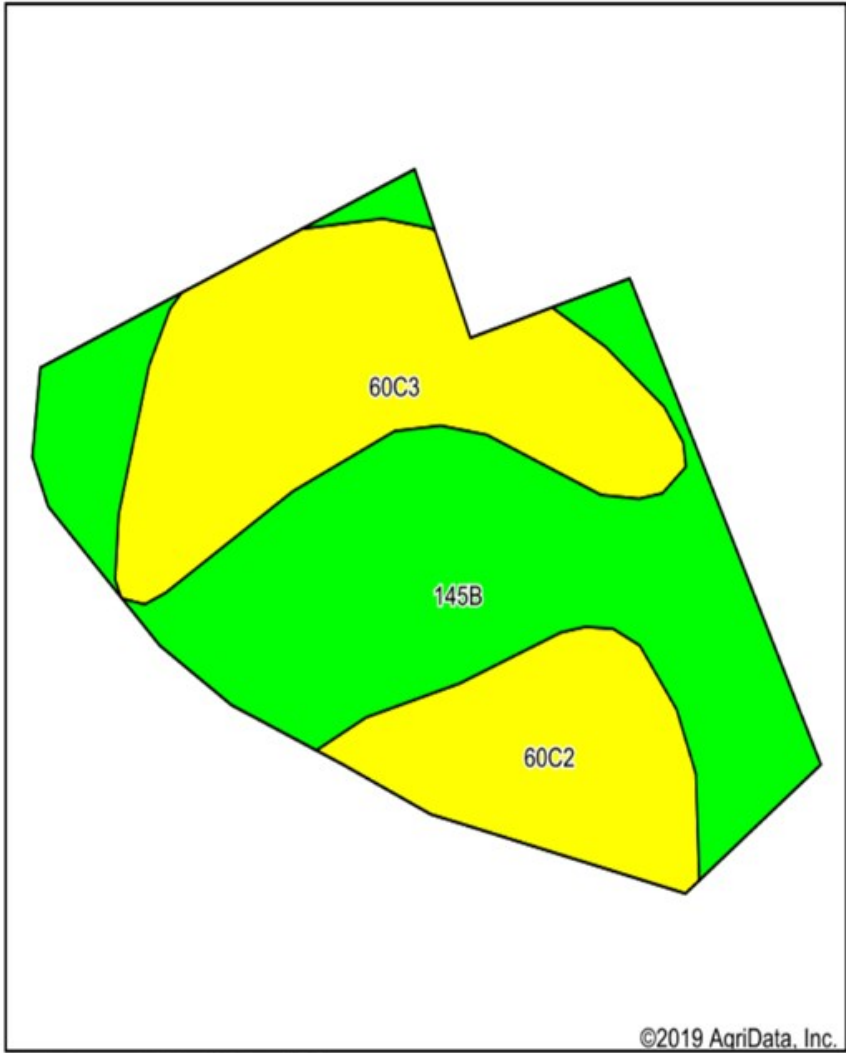


**3-36N-7E**  
**Kendall County**  
**Illinois**



12/6/2019

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.



Soils data provided by USDA and NRCS.



State: **Illinois**  
 County: **Kendall**  
 Location: **3-36N-7E**  
 Township: **Kendall**  
 Acres: **7.28**  
 Date: **12/6/2019**



Area Symbol: IL093, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**145B	Saybrook silt loam, 2 to 5 percent slopes	3.64	50.0%		**177	**56	**131
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	2.36	32.4%		**137	**45	**101
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	1.28	17.6%		**148	**48	**110
<b>Weighted Average</b>					<b>158.9</b>	<b>51</b>	<b>117.6</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811







## 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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