

Bridge St. & Stagecoach Trail, Yorkville, IL

\$ 325,000



Property Highlights

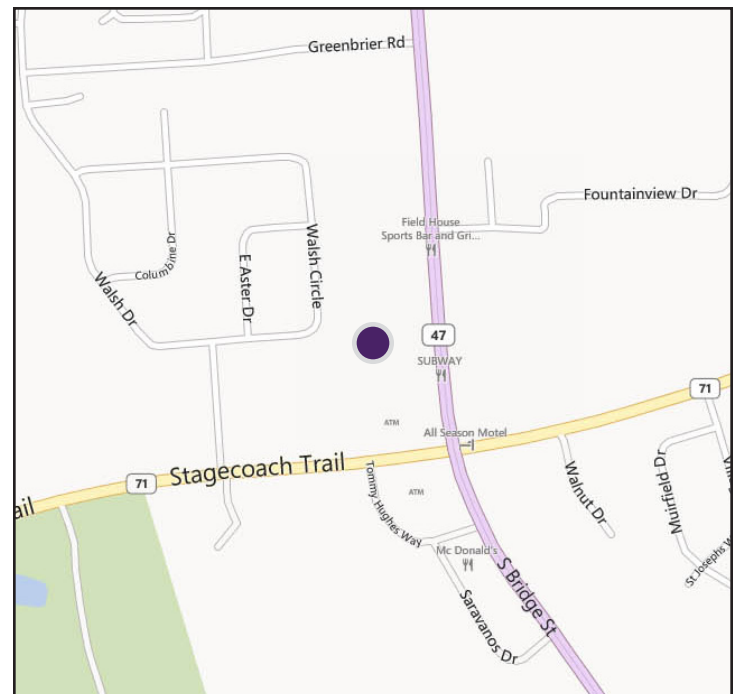
- 1.79 acre land site
- Potential for fast food, office, bank, medical office or retail development
- Part of Fountain Village Community
- Adjacent to **Walgreens**
- Priced at just \$4.15/SF
- Close to several residential subdivisions
- All utilities available to parcel
- Graded and ready for development
- Traffic Count: 9,750 cars daily
- Zoning: B-3
- Taxes (2016): \$9,219

Property Overview

Highly visible, this 1.79 acre development site is located in the Fountain Village Community Development at the north-west corner of Routes 47 (Bridge St.) and 71 (Stagecoach Trail) adjacent to Walgreens. Graded and ready for development, all utilities are available to the parcel. The B-3 commercial zoning allows for a variety of uses such as fast food, bank, medical office, retail and more.

Yorkville is a Kendall County suburb that experienced a tremendous amount of growth in the last decade. At one point, Kendall was the fastest growing county in the nation.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	2,872	13,584	28,057
Growth 2015-2020	3.55%	4.40%	5.03%
Households	998	4,779	9,471
Average Income	\$71,714	\$70,644	\$73,815



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Plat Map of Site



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