



GAS N WASH

RAGING WAVES
ILLINOIS' LARGEST WATERPARK

N BRIDGE ST

47



CORNEILS RD

FOR SALE
175 CORNEILS & RT. 47
YORKVILLE, IL 60560

\$7,950,000
37+/- ACRES

Unlock the potential of this 37+/- acre parcel nestled alongside Raging Waves, Illinois' largest water park. Positioned with visibility on US RT 47, this expansive property offers an array of opportunities for development...multi-family residences, retail establishments, big box, grocery, manufacturing or multi-use. Conveniently situated just moments away from the connectivity of I-88, this property has exceptional accessibility and exposure, making it an ideal canvas. With no on-site detention required, your vision can swiftly transition from concept to reality.

JASON PESOLA
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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



PROPERTY HIGHLIGHTS

CITY IS OPEN TO MULTI FAMILY

HIGH TRAFFIC VOLUME

CORNER LOT

ACRES
37+/-

ALL UTILITIES TO
SITE

ZONED
B-3

ADJACENT TO ILLINOIS' LARGEST WATER PARK!
APN: 02-09-300-017 PROPERTY TAXES: \$4,049.18

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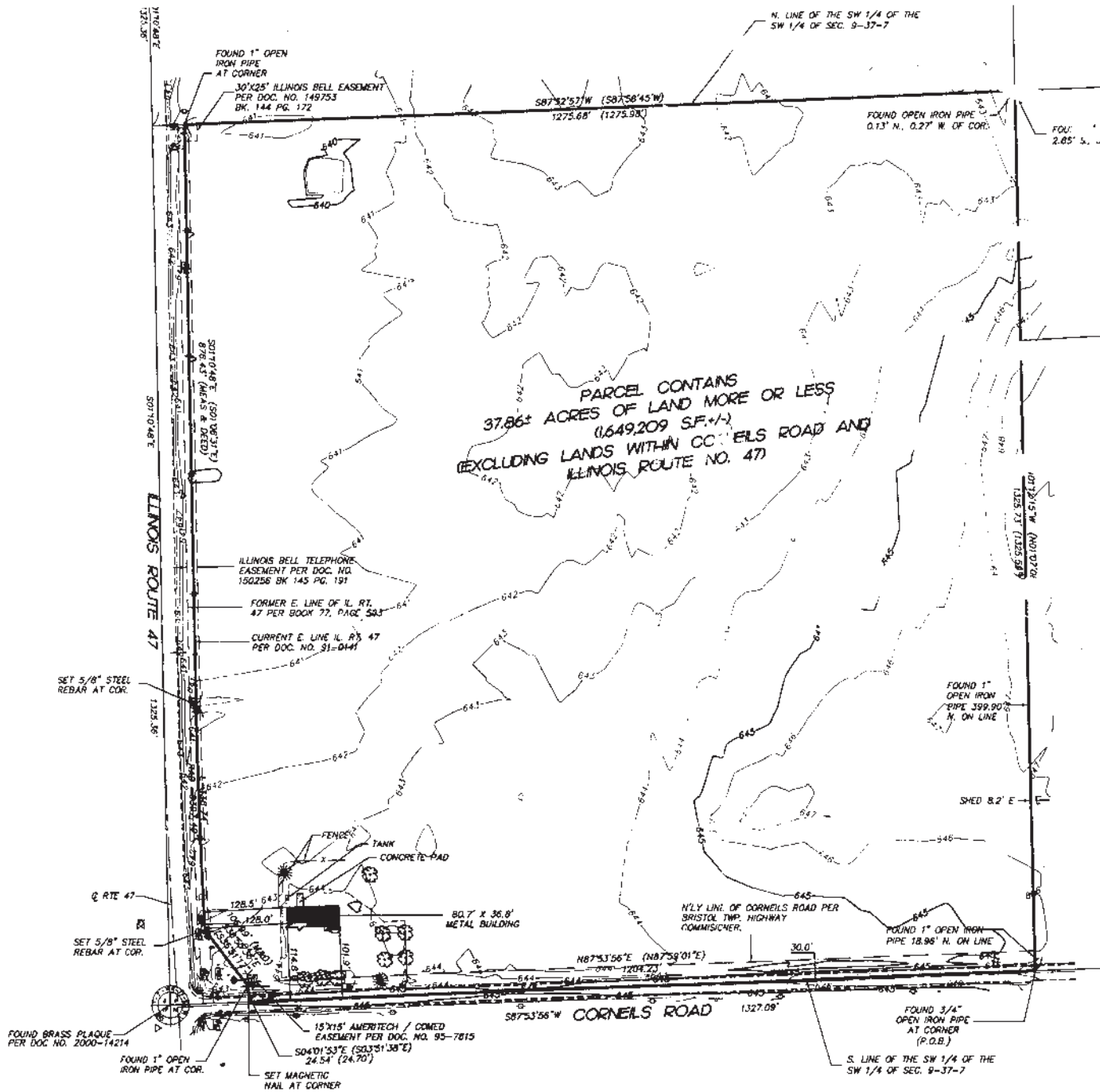
175 Corneils Road,
Yorkville, IL

37+/- Acres For Sale



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YORKVILLE ILLINOIS DEMOGRAPHICS

175 Corneils Road, Yorkville, IL

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

2022 EST. POPULATION

23,835

MEDIAN PROPERTY VALUE

\$308,900

2018-2022 HOUSEHOLDS

7,465

TOTAL RETAIL SALES

\$13,452

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$105,322

2018 - 2022



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