

PRIME LAND IN YORKVILLE

+/- 37 ACRES

175 CORNEILS & RT. 47

\$7,950,000



ROUTE 47 FRONTAGE

**ADJACENT TO LARGEST
WATER PARK IN ILLINOIS**

HIGH TRAFFIC VOLUME

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**INTEGRA
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THE PESOLA GROUP

1960 SPRINGBROOK SQ. DRIVE #100
NAPERVILLE, IL 60564

EXECUTIVE SUMMARY

FOR SALE OVERVIEW

Position your next development in the path of Yorkville's growth. This 37+/- acre corner parcel offers outstanding visibility and frontage along highly traveled Route 47, directly adjacent to Raging Waves, Illinois' largest water park, and just minutes from I-88 Tollway.

Currently zoned B-3, the site offers tremendous flexibility for a wide range of commercial concepts, with ownership also receptive to multi-family development. Potential opportunities include retail, grocery, big-box, mixed-use, entertainment, restaurants, service-oriented uses, and residential development, subject to applicable municipal approvals.



Adding to the corridor's momentum, Lucky Strike Entertainment recently acquired approximately 66 additional acres adjacent to Raging Waves Waterpark, reinforcing significant investment along the Route 47 corridor. With utilities available to the site and no on-site detention required, developers can maximize the property's usable acreage and development potential. This is a rare opportunity offering scale, Route 47 exposure, accessibility, infrastructure, and development flexibility along one of Yorkville's key growth corridors.

PROPERTY HIGHLIGHTS

MULTI-FAMILY POTENTIAL

CORNER LOT

ALL UTILITIES TO SITE

ZONED B-3



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1960 Springbrook Dr #100
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OFFERING SUMMARY

ASKING PRICE
\$ \$7,950,000

PROPERTY INFORMATION:



LAND SIZE:

+/- 37 ACRES



ZONING:

B-3



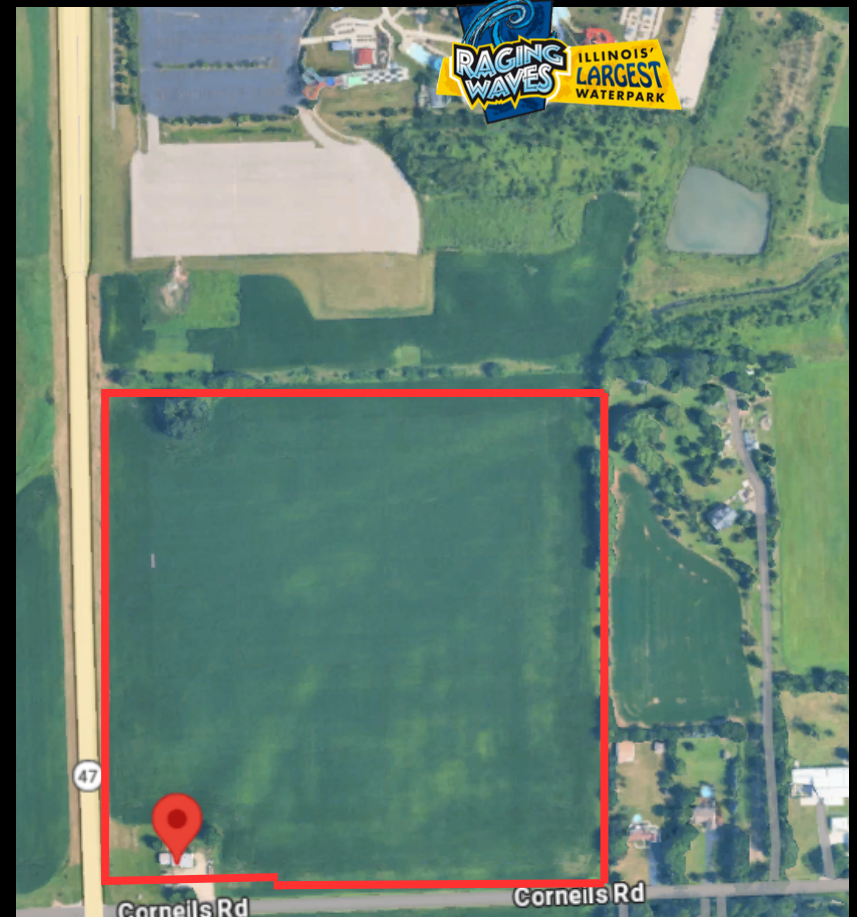
APN:

02-09-300-017



TAXES (2025):

\$4,033.08



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WHY YORKVILLE?

OVERVIEW

OPPORTUNITY OVERVIEW

Yorkville is no longer a market developers should be waiting on—it's a market they should be positioning in now. Strong residential construction, major national investment, expanding infrastructure, and continued commercial development are creating increased demand for housing, retail, dining, entertainment, and services.

Major national investment is following that rooftops growth. Costco opened its approximately 160,000-square-foot Yorkville warehouse in November 2025, bringing a significant new regional traffic generator to the community. City officials have specifically described Costco as a regional draw capable of attracting consumers from well beyond Yorkville.

**COUNTY SEAT OF
KENDALL COUNTY**

**HIGH RESIDENTIAL
GROWTH MARKET**

**SURROUNDED BY
MAJOR RETAILERS**

**MAJOR COMMERCIAL DEVELOPMENT
PLANNED IN AREA**

WHY YORKVILLE?

MAJOR RESIDENTIAL PROJECTS

The City of Yorkville has approved a total of 7,264 entitled units across single-family and multi-family developments. Of these, 4,049 units remain, leaving substantial opportunity for future growth.

New Residential Developments

Six new residential developments that account for 1,116 entitled units, including:

- 670 Townhomes
- 426 Single Family Homes
- 20 Age-Restricted Single Family Homes

Existing Residential Developments

Nine existing residential developments that account for 2,933 entitled units, including:

- 1,147 Townhomes
- 978 Single Family Homes
- 300 Apartments
- 272 Condominiums
- 236 Duplexes

WHY YORKVILLE?

EXECUTIVE SUMMARY

- The population in the Yorkville School District (Y115) has increased and is forecasted to continue increasing by 2.35 % annually for the next five years.
- The district enrollment has increased and many grades are the largest that the district has historically experienced. Enrollment is forecasted to increase to 8,314 total students by 2029-2030 school year.
- The housing in Yorkville is expected to increase by 2.7% annually for the next five years.
- Yorkville is the Seat of Kendall County, hosting main government offices and facilities. Thousands of transactions take place annually at the two county campuses, bringing many visitors to the area.
- Rush Copley medical facilities have a significant presence in Yorkville. The Rush Copley Emergency Center and the Rush Copley Healthcare Center (with specialty clinics and departments) are located on Route 34, approximately 1.5 west of the Route 34/Route 47 intersection.
- Raging Waves Waterpark is the largest outdoor waterpark in Illinois and brings thousands of visitors to Yorkville every summer.
- Mars Wrigley manufacturing facility in Yorkville employs approximately 500 people that travel to the area every week.
- Costo opened in November 2025, increasing even more retail shoppers to the area.

MARKET OVERVIEW

YORKVILLE, IL

HIGH GROWTH AREA



8140+ HOUSEHOLDS
(2020-2024)



\$108,513 MEDIAN INCOME
(2020-2024)



26,730 EST. POPULATION
(7/1/2025)



**\$335,300 MEDIAN
PROPERTY VALUE**
(2020-2024)



TRAFFIC COUNTS*



16,500 VPD
ROUTE 34 & MCHUGH
(COSTCO)



21,300 VPD
ROUTE 34 & ROUTE 47



16,900 VPD
ROUTE 47 & CORNEILS

**per IDOT Traffic Counts*

EXCLUSIVE REPRESENTATION



CONTACT US

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