



FOR SALE

47 Saravanos Dr.
Yorkville, IL 60560

\$279,000

0.93+/- ACRES

Positioned within the prestigious Stagecoach Crossing development site, this prime frontage lot presents an exceptional opportunity for investors and developers alike. Boasting a strategic location on IL Route 47, this lot spans 0.93 acres and commands attention with its prominent corner placement. Situated near the bustling intersection of IL Route 47 and IL Route 71, this lot enjoys proximity to major retailers such as Walgreens, Circle K, and McDonald's, ensuring high visibility and foot traffic. With all utilities readily available on-site his lot is primed for a lucrative project or investment. Don't let this remarkable opportunity pass you by in the rapidly expanding landscape of Yorkville.

Contact Jason Pesola today at 630-486-7321.

JASON PESOLA

Cell: 630-486-7321
jason@thepesolagroup.com

INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



BRING YOUR CONCEPT

PROPERTY HIGHLIGHTS

47 Saravanos Dr. Yorkville, IL

PRIME LOCATION

NEAR MAJOR INTERSECTION

EXCELLENT EXPOSURE

**APN: 05-08-227-012
TAXES: \$1,941.58**

AVAILABLE
IMMEDIATELY

BRING YOUR
CONCEPT

ZONED
B3

HEAVY TRAFFIC FLOW

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YORKVILLE ILLINOIS DEMOGRAPHICS

47 Saravanos Dr. 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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