

FOR SALE

# *DEVELOPMENT OPPORTUNITY*

SE Yorkville along Ashley Road & Ament Road, Yorkville, IL



# DEVELOPMENT OPPORTUNITY

## PROPERTY HIGHLIGHTS

- ±500 Acres
- Unincorporated Kendall County
- Located south of the Route 126 / Ashley Road intersection
- Class A soils
- Soil P.I.= 133.7
- 495 tillable acres
- Utilities within close-proximity
- Please call for additional information

## SITE AERIAL



# DEVELOPMENT OPPORTUNITY

279 ACRES ALSO AVAILABLE



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## AREA AMENITIES AND TRANSPORTATION CORRIDOR

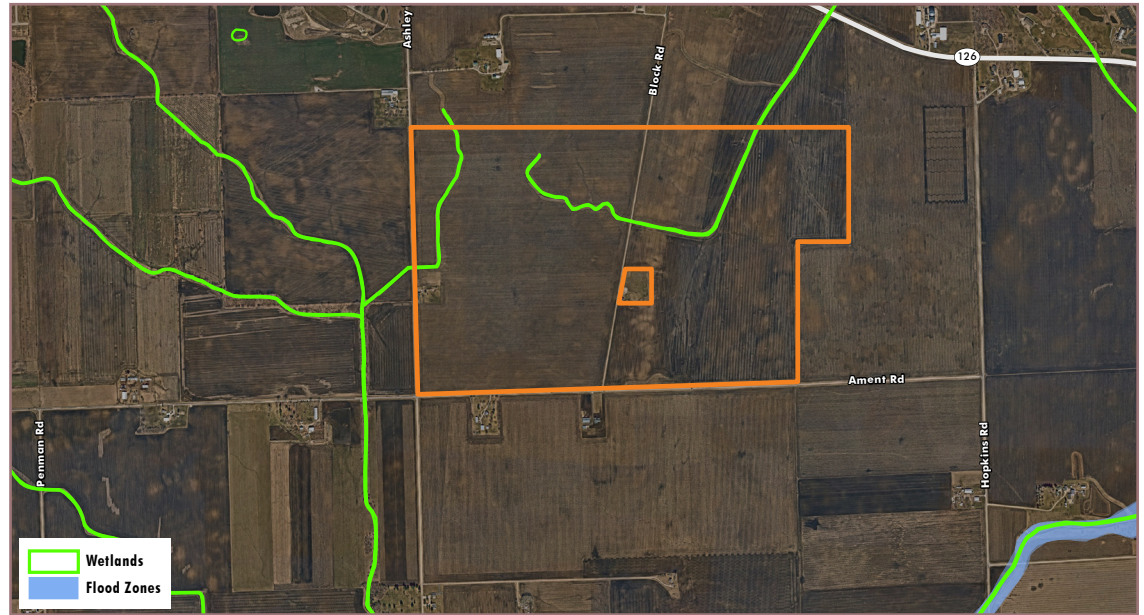


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## DEMOGRAPHICS SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	59	4,292	18,680
Average Household Income	\$121,520	\$120,202	\$110,828
Average Housing Value	\$310,000	\$313,466	\$284,940

## FLOODPLAIN/WETLANDS



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## PLEASE CONTACT:

### Dave Erickson

Senior Associate

+1 630 573 1280

david.erickson@cbre.com



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