

# *Brummel Realty LLC*

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## **Chally Property RT 71 & Pavillion Road Yorkville, Illinois**

**Sale Price:** \$ 5,757,290 (\$38,500 per acre)

**Zoned:** R-2/P.U.D./B-3 (United City of Yorkville)

**Location(s):** NWC of RT 71 & Pavillion Road, Yorkville, IL, 60560

**Acreage:** 149.54 +/- acres

**Site Plan:** 224 single family lots  
4.5 acre commercial lot  
37 acres of open space with a 4.5 acre park site

**Lot Size Ranges:** 12,950 sf to 22,500 sf

**Legal Description:** Available upon request

**Taxes:** Available upon request

**Comments:** Yorkville is located in the heart of Kendall County, the second fastest growing county in the Nation and close to the proposed Prairie Parkway. Easily accessible via RT. 71 and within minutes of RT 47 and a short distance to Interstate 88 & Interstate 55.

- Annexed Agreement & Site Plan approved
- Preliminary Engineering and Plat approved
- City Water & Sewer nearby
- Environmental Green Site Plan Design
- Located within Yorkville School District