

# 137 ACRE YORKVILLE DEVELOPMENT SITE

**W Fox Road  
Yorkville IL 60560**

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
[mgoodwin@bigfarms.com](mailto:mgoodwin@bigfarms.com)

Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



<b>County:</b>	Kendall
<b>Township:</b>	Kendall
<b>Gross Land Area:</b>	137.49
<b>Property Type:</b>	Agricultural Farmland
<b>Possible Uses:</b>	Development, Single Family Residential
<b>Total Investment:</b>	\$4,811,800.00
<b>Unit Price:</b>	\$35,000 per Acre
<b>Productivity Index (PI):</b>	130.3
<b>Buildings:</b>	No Buildings
<b>Utilities:</b>	Available to the site from the City of Yorkville
<b>Zoning:</b>	R-1 Single Family Residential District



Only a quarter mile to downtown Yorkville. This property is 137 acres combining three parcels: 28 acres, 50 acres, and 59 acres. The 50 acre parcel has been platted, but will need to be updated to meet current zoning and engineering standards. The site is zoned R-1 Single Family Suburban Residential District. Maximum density is approximately 2.42 units per acre. A PUD is recommended by the City of Yorkville to develop a plan for this parcel. The parcel is just west of Rt. 47 near downtown Yorkville on the south side of W. Fox road.

With a highly-rated school district, quick access to many local shopping destinations and amenities, and a development-motivated municipality, this property is perfect for a single-family residential neighborhood development. The 2023 Year in Review report for the United City of Yorkville, IL shows the substantial increase of building permits reaching an all-time high, which you can review below or by [clicking here](#):

Yorkville, IL, is an ideal location for development due to its strategic positioning at the intersection of major transportation routes, offering easy access to the Chicago metropolitan area while maintaining a charming, small-town atmosphere. The city has seen significant growth in recent years, driven by a supportive local government, affordable land, and a strong sense of community. With excellent schools, expanding infrastructure, and a commitment to sustainable growth, Yorkville provides a balanced environment that attracts businesses, families, and investors alike, making it a promising hub for future development.



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## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 137 Acre Yorkville Development Site  
**Tax ID Number/APN:** 28 Acre Parcel: 02-32-301-003  
59.48 Acre Parcel: 05-05-104-001  
50 Acre Parcel: Multiple PIN Numbers (platted for 96 SF lots)  
**Possible Uses:** Single Family Residential Development  
**Zoning:** Currently Zoned: A-1, Agricultural  
**Sale Terms:** Seller will work with the buyer/developer to allow time for undated zoning approvals.

### AREA & LOCATION

**School District:** Yorkville CUSD 115 (P-12)  
**Market Type:** Suburban  
**Location Description:** This property is located in Yorkville, IL just west of Rt. 47 on W. Fox road. The property is on the south side of W Fox Road approximately half a mile west from the Route 47/S Bridge Street and W Fox Road intersection.  
**Site Description:** This property is a combination of three connected parcels. The first is a 28 acre section on the south side of W Fox Road that is divided from a larger parcel that continues north of W Fox Road. The second parcel is a 59 acre parcel that continues south from the 28 acre parcel. The third parcel is connected to the 28 acre parcel and continues the frontage on the south side of W Fox Road going east. The 50 acre parcel has been platted.  
**Side of Street:** This property is located on the south side of W Fox Road.  
**Highway Access:** IL Route 47 is half a mile east of the property which also connects to IL Route 71 to the south and US-34 to the north.  
**Road Type:** Asphalt/Blacktop  
**Legal Description:** THE NW1/4 NW1/4; PART OF THE NE1/4 NW1/4; PART OF THE SW1/4 NW1/4; PART OF THE SE1/4 NW1/4 OF SECTION 5, TOWNSHIP 36 NORTH, 7 EAST, KENDALL COUNTY, ILLINOIS AND PART OF THE NE1/4 SW1/4; PART OF THE NW1/4 SE1/4; PART OF THE SW1/4 SW1/4; SE1/4 SW1/4; PART OF THE SW1/4 SE1/4 OF SECTION 32, TOWNSHIP 37 NORTH, 7 EAST, KENDALL COUNTY, ILLINOIS  
**Property Visibility:** This property is visible from W Fox Road, which has approximate traffic volume 4,500 vehicles per day.  
**Largest Nearby Street:** The largest street is W Fox Road which connects to IL Route 47.  
**Transportation:** The closest Metra Train Station is Aurora, located 13.7 miles to the northeast. Chicago Midway Airport is located 44.2 miles to the northeast. Chicago O'Hare Airport is located 50.7 miles to the northeast.

### LAND RELATED

**Lot Frontage (Feet):** There is approximately 3,404 feet of frontage on W Fox Road.  
**Buildings:** There are no buildings on this property.  
**Zoning Description:** Currently Zoned R-1 Single Family Suburban Residential.  
**Flood Plain or Wetlands:** No flood plain or wetland according to our records. Please see the included FEMA and Wetland Maps provided by Surety Maps.  
**Topography:** Please see the topographical maps provided by Surety Maps. The site is flat to gently rolling.  
**Soil Type:** 53.4% Graymont silt loam (541B)  
18.9% Lisbon silt loam (59A)  
14.7% La Rose silt loam (60C2)

More information is available in the included Soil Map provided by Surety Maps.  
**Available Utilities:** Sewer and Water are at or near the site and available from the City of Yorkville.

### FINANCIALS



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**Real Estate Taxes:**  
**Investment Amount:**

Please inquire for details regarding tax information.  
\$4,811,800.00 or \$35,000 per acre

**LOCATION**

**Address:**

W Fox Road, Yorkville, IL 60560

**County:**

Kendall County



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## PROPERTY NOTES

### **Aera Amenities:**

[City of Yorkville Parks & Recreation Department](#)  
[City of Yorkville Parks & Facilities](#)  
[Raging Waves Waterpark](#)  
[Kendall County Fairgrounds](#)  
[Sandwich Fair](#)

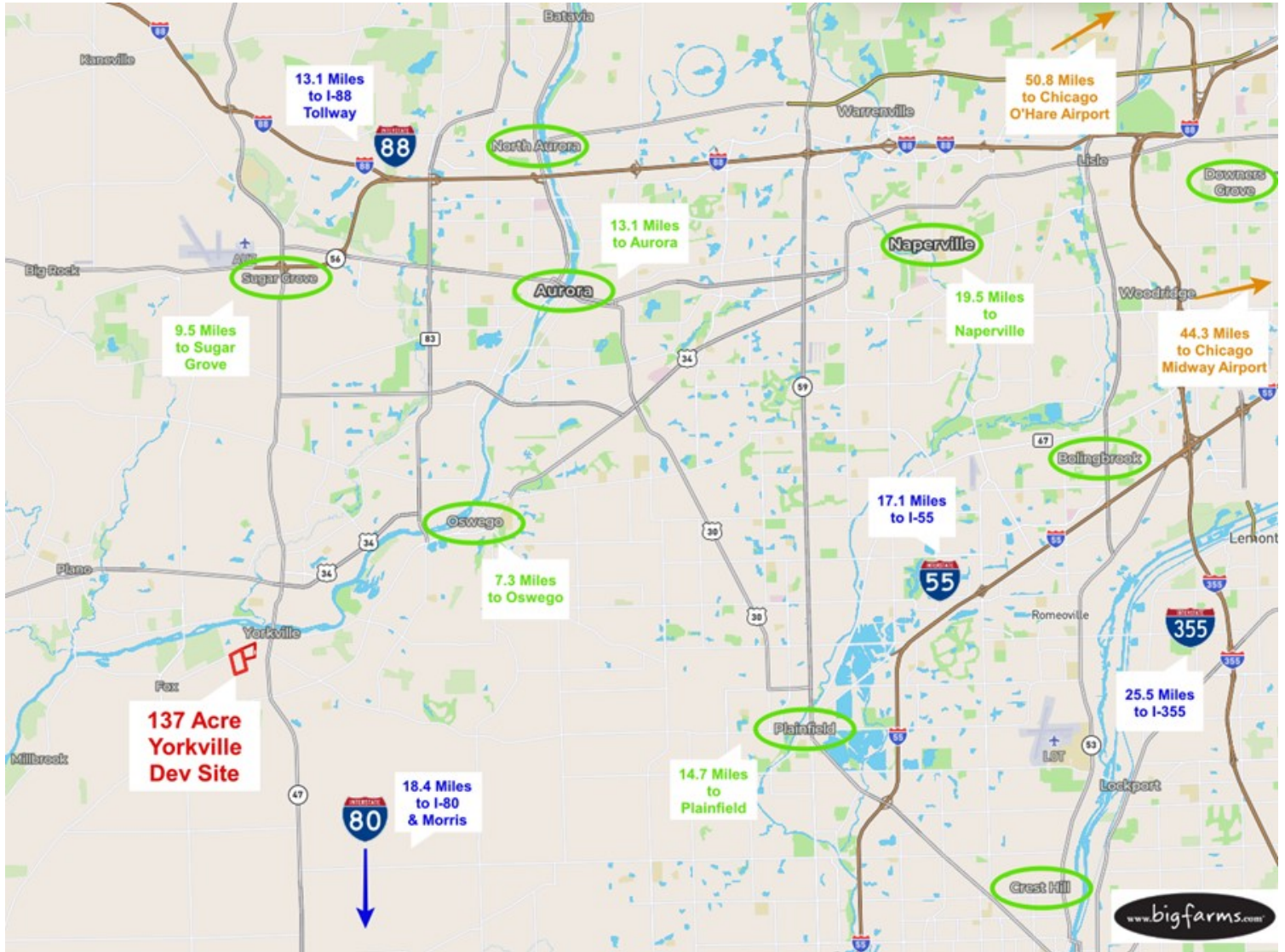
### **Other Notable Links & Resources:**

[Interactive Kendall County Zoning Map](#)  
[Yorkville Interactive Property Information Map](#)  
[Yorkville Two Decades of Growth Report](#)  
[Yorkville 2023 Year in Review Report](#)  
[Yorkville Annexation & PUD Document Map](#)  
[Yorkville Static Zoning Map](#)  
[Yorkville Static Development Map](#)

PROPERTY MAP



AERA ROAD MAP

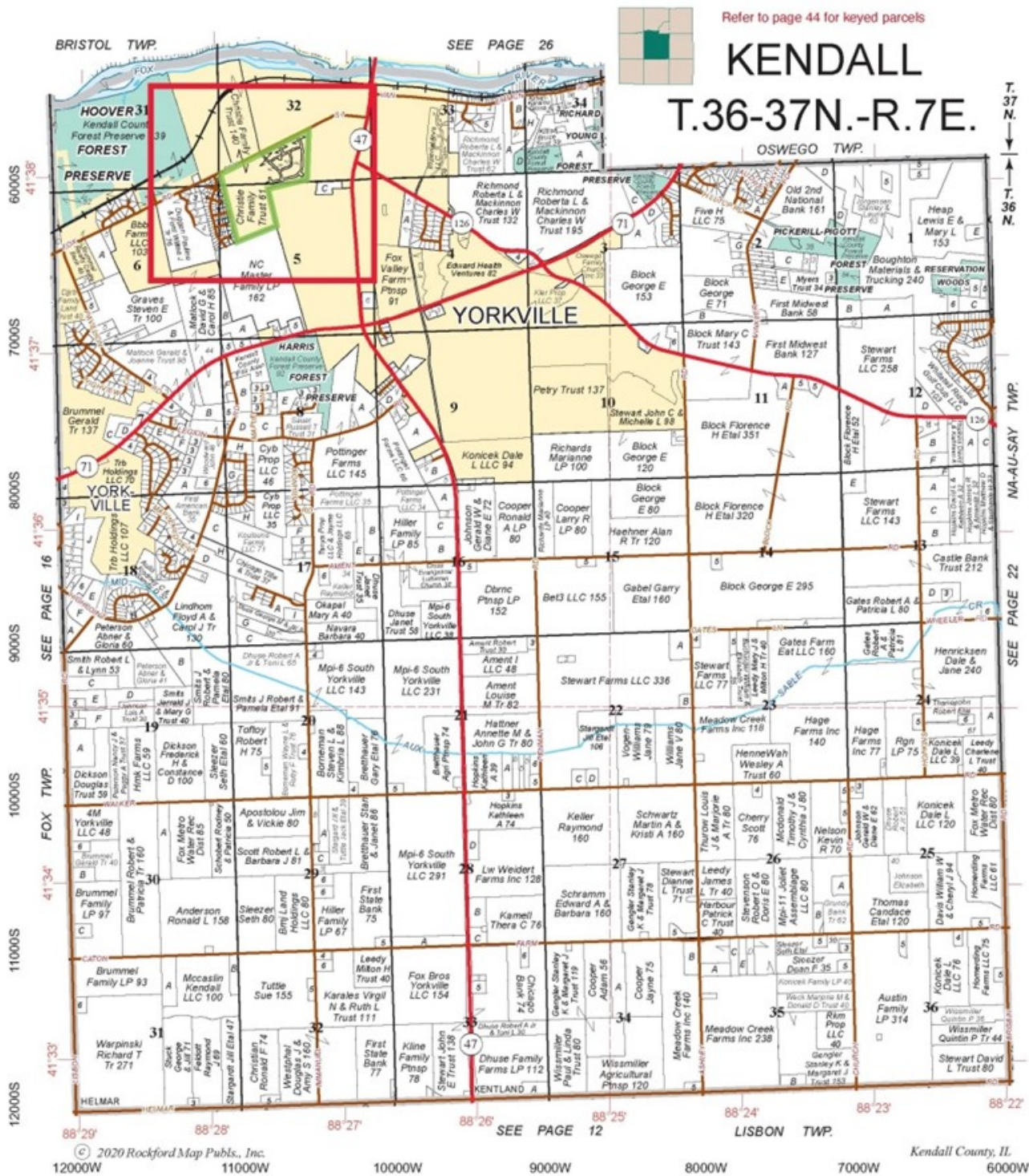


AERIAL SATELLITE CAPTURE





PLAT MAP



Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA AERIAL MAP



Boundary Center: 41° 37' 56.6, -88° 27' 37.49

0ft 573ft 1146ft

8/8/2024

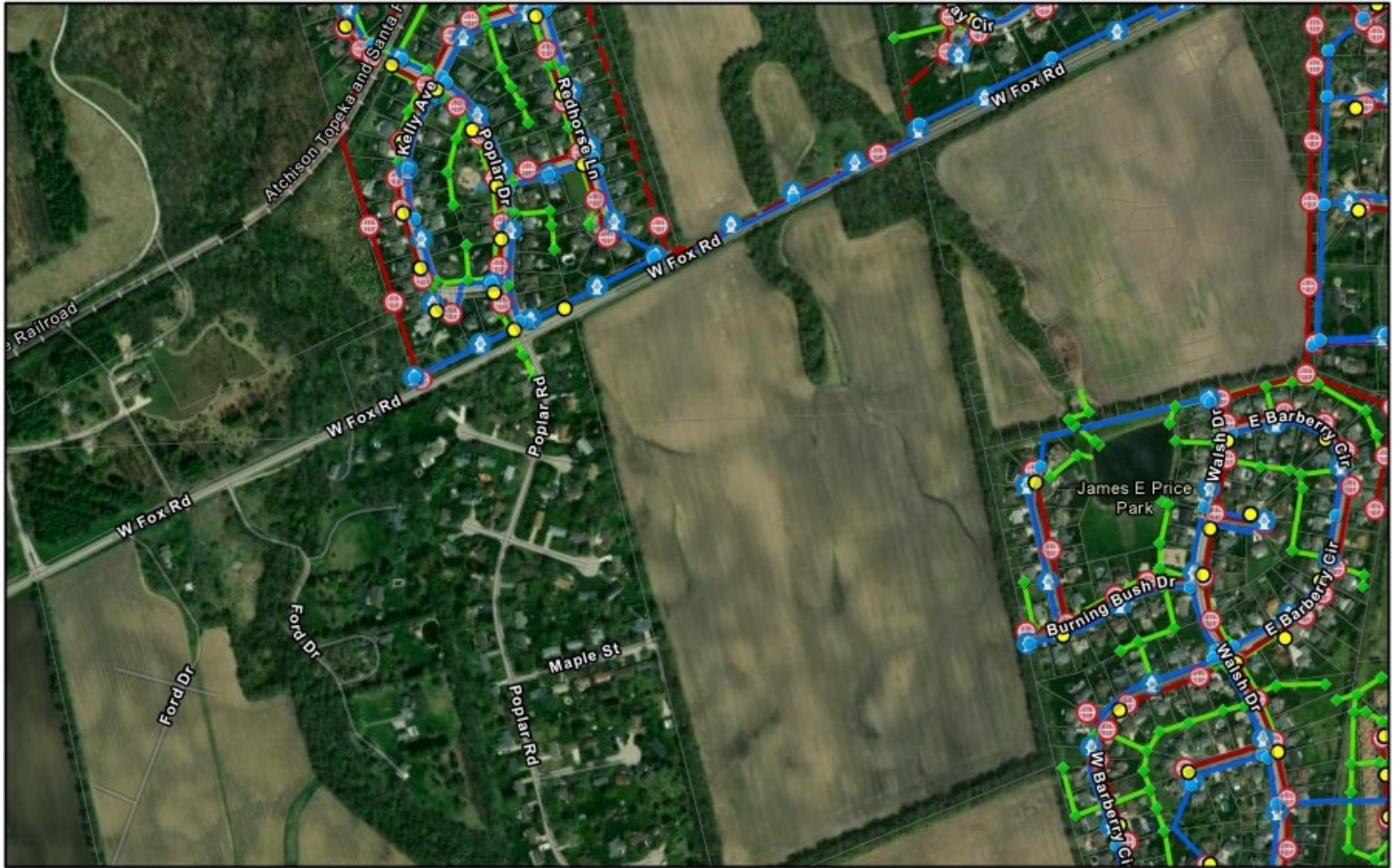
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**5-36N-7E**  
Kendall County  
Illinois

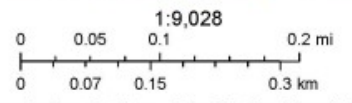
Field borders provided by Farm Service Agency as of 5/21/2008

UTILITY MAP



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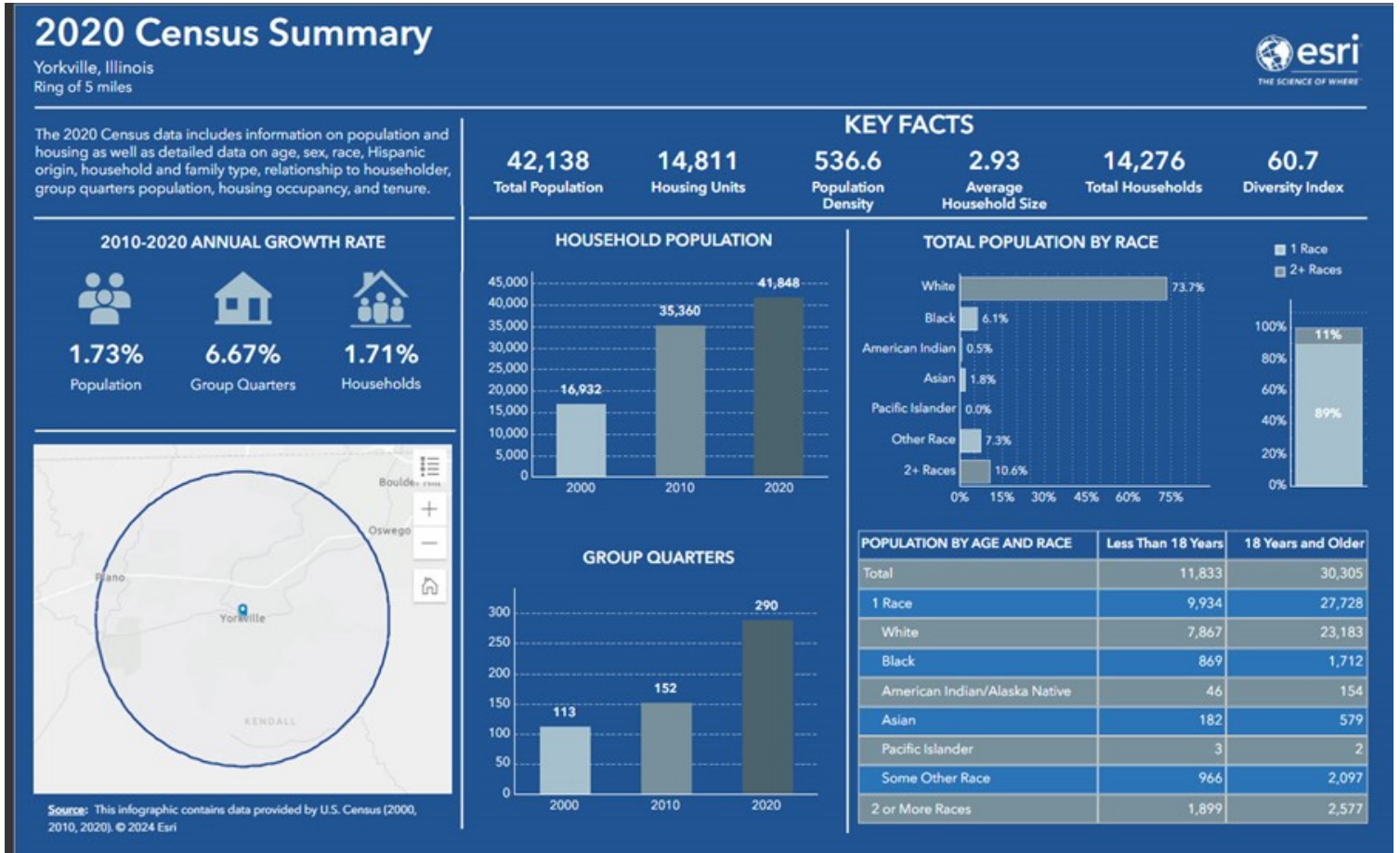
- Street Lights
- Sanitary Sewer Network Facility
- Water Main
- Storm Sewer Main
- Water Main Valve
- ⊕ Sanitary Manhole
- Sanitary Sewer Main
- Parcels
- Hydrants
- ◆ Stormwater Intake
- Sanitary Sewer Forced Main



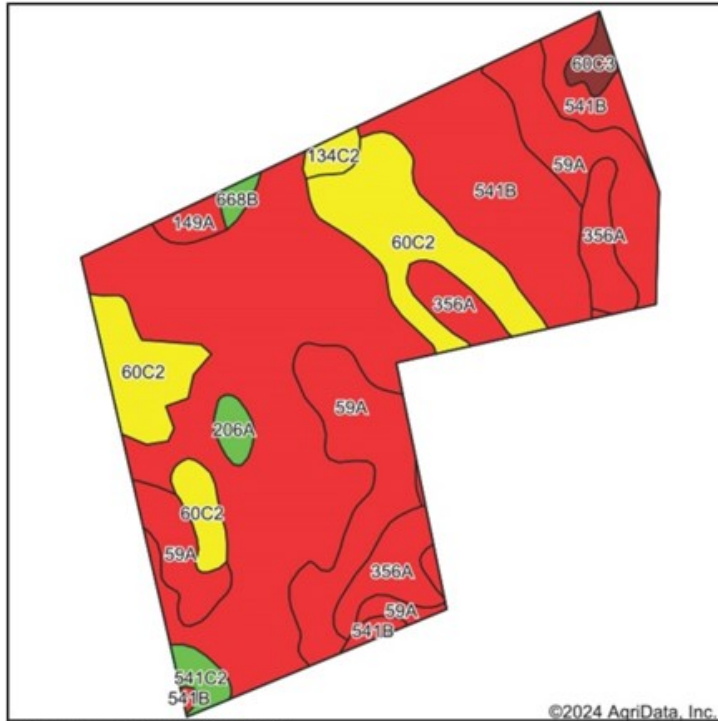
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# YORKVILLE 5 MILE CENSUS SUMMARY



SOIL MAP



State: **Illinois**  
County: **Kendall**  
Location: **5-36N-7E**  
Township: **Kendall**  
Acres: **129.08**  
Date: **8/8/2024**



Soils data provided by USDA and NRCS.

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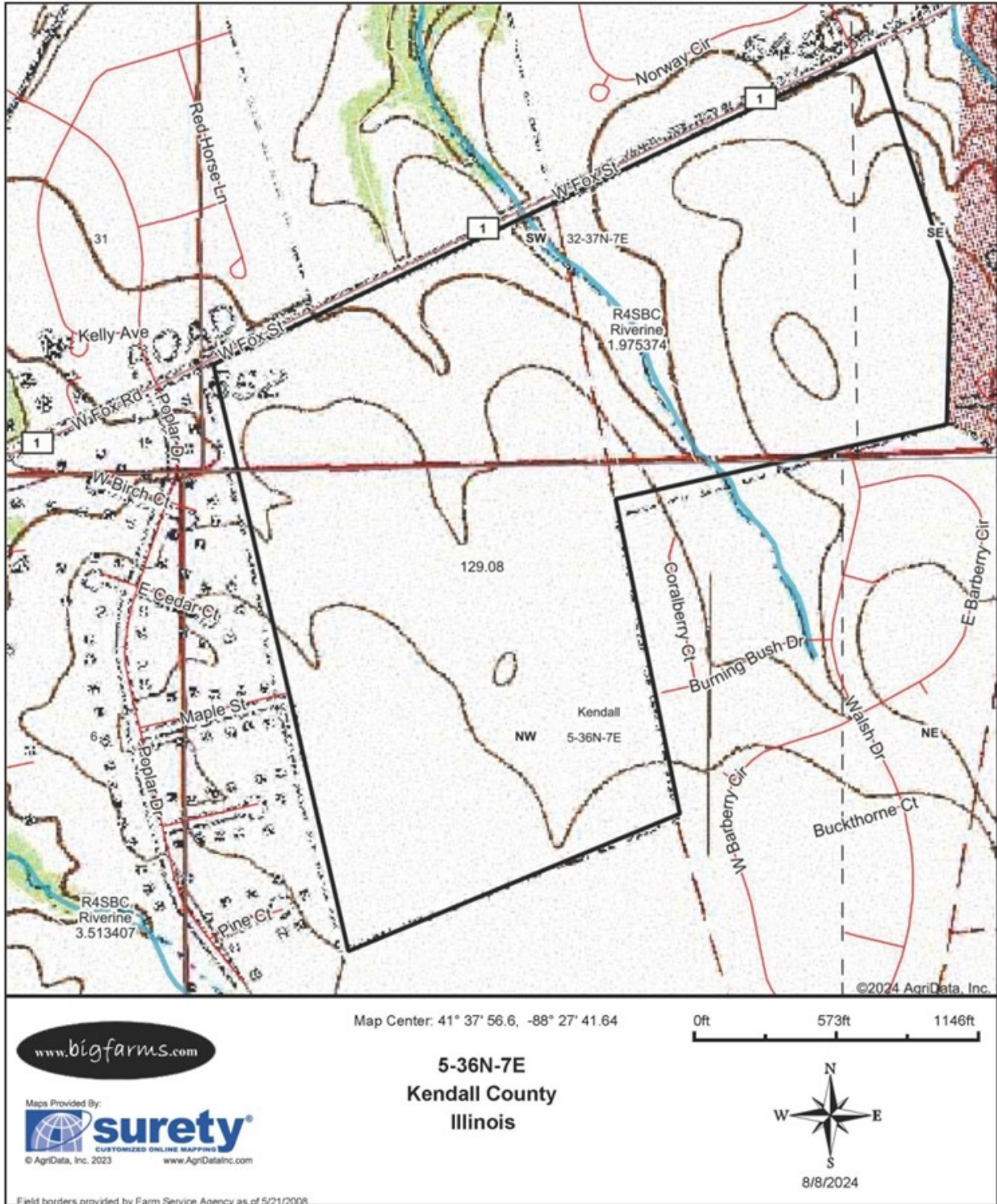
Area Symbol: IL093, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**541B	Graymont silt loam, 2 to 5 percent slopes	68.91	53.4%	[Red]	**181	**56	**133
59A	Lisbon silt loam, 0 to 2 percent slopes	24.40	18.9%	[Red]	188	59	136
**60C2	La Rose silt loam, 5 to 10 percent slopes, eroded	18.97	14.7%	[Yellow]	**148	**48	**110
**356A	Elpaso silty clay loam, 0 to 2 percent slopes	9.61	7.4%	[Red]	**195	**63	**144
**541C2	Graymont silt loam, 5 to 10 percent slopes, eroded	1.45	1.1%	[Green]	**170	**53	**125
149A	Brenton silt loam, 0 to 2 percent slopes	1.36	1.1%	[Red]	195	60	141
**60C3	La Rose clay loam, 5 to 10 percent slopes, severely eroded	1.33	1.0%	[Dark Red]	**132	**43	**97
206A	Thorp silt loam, 0 to 2 percent slopes	1.24	1.0%	[Green]	170	55	126
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	1.14	0.9%	[Yellow]	**154	**47	**111
**668B	Somonauk silt loam, 2 to 5 percent slopes	0.67	0.5%	[Green]	**161	**49	**116
Weighted Average					177.6	55.7	130.3

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

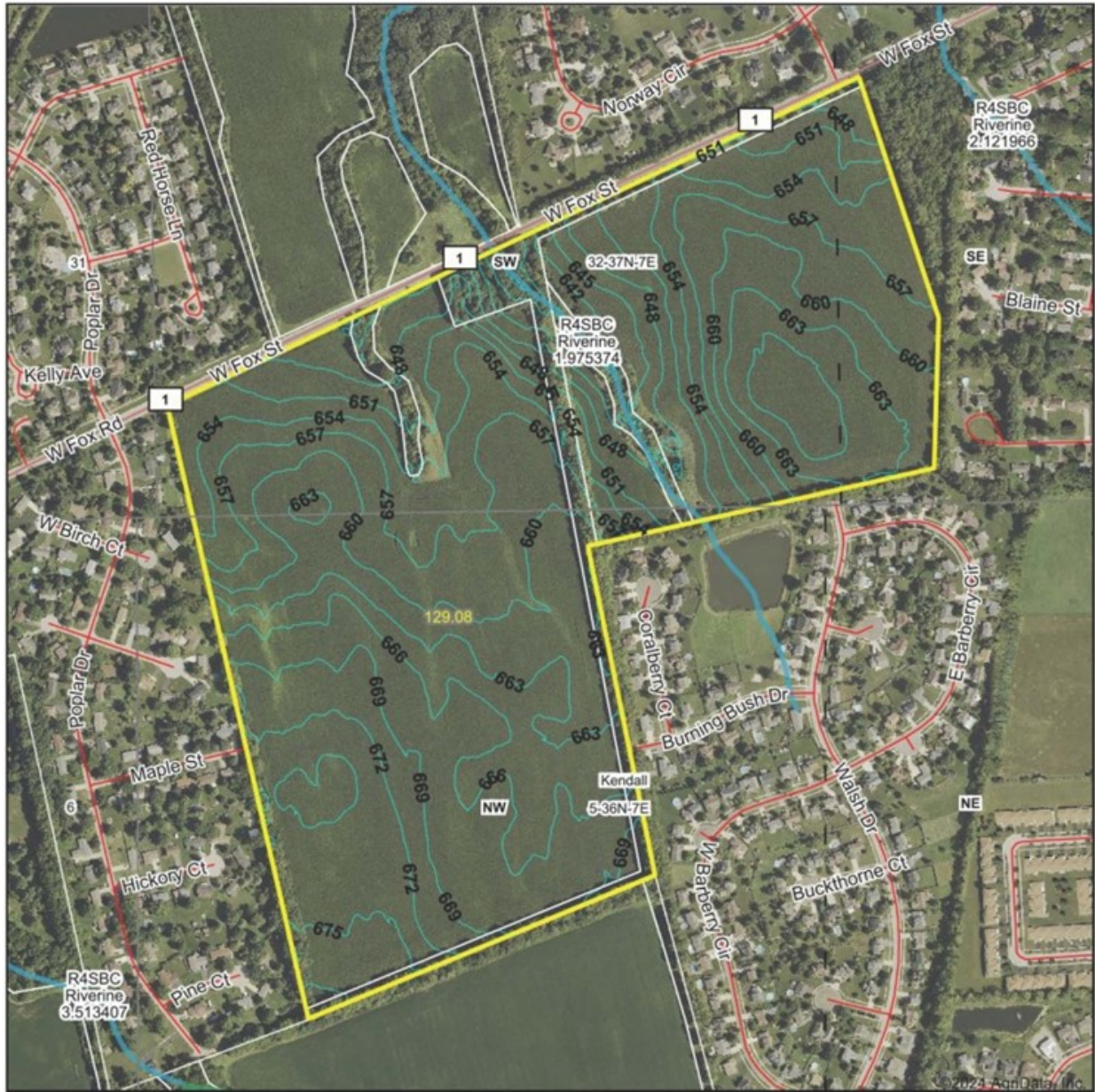
Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.gov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

TOPO MAP

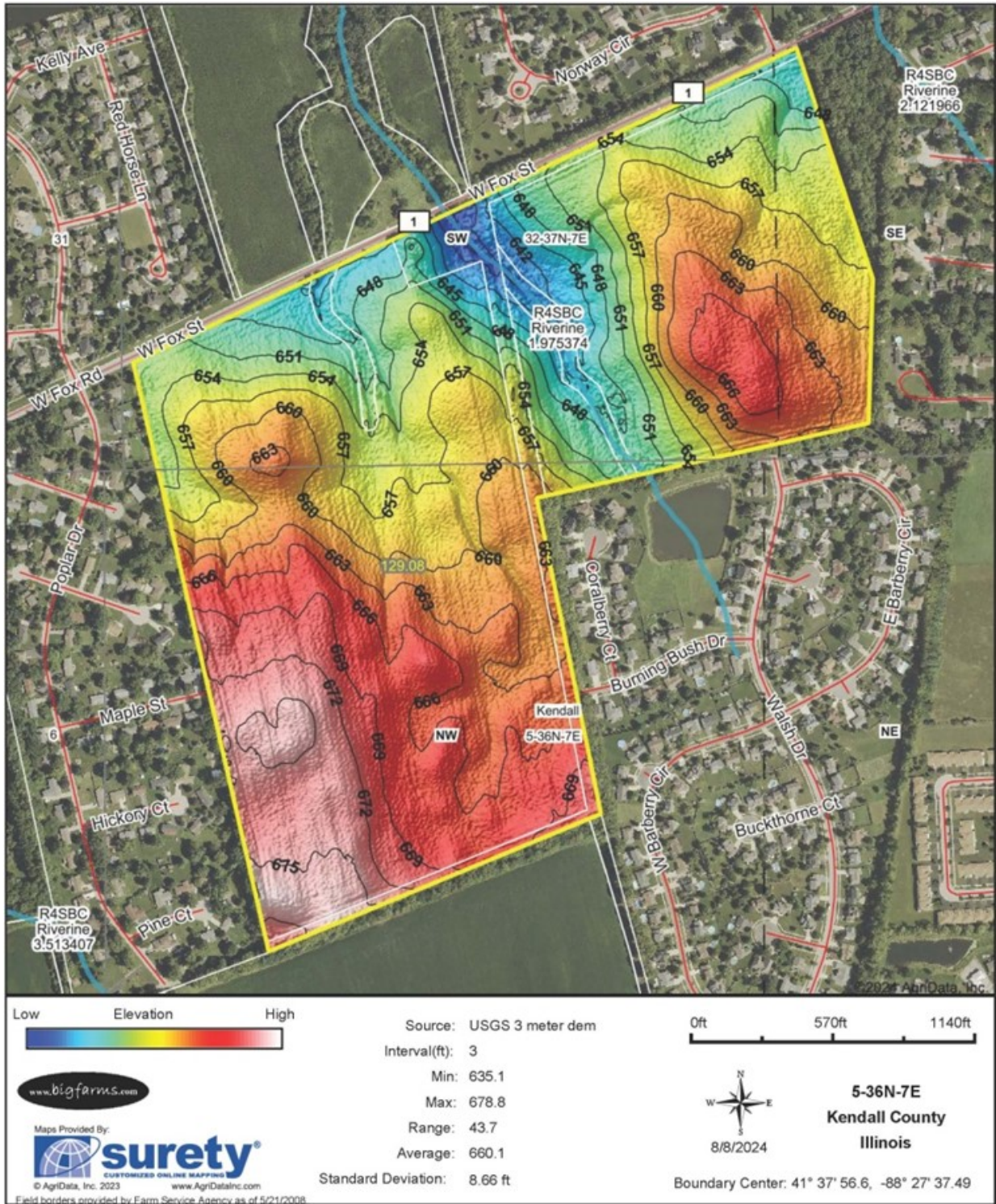


TOPO CONTOURS MAP



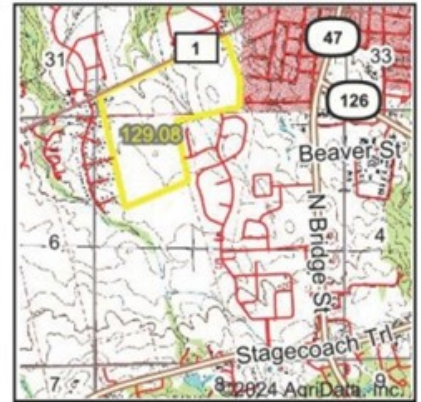
	<p>Source: USGS 3 meter dem</p>	<p>0ft      600ft      1200ft</p>
	<p>Interval(ft): 3.0</p>	
<p>Min: 635.1</p>	<p>8/8/2024</p>	<p>5-36N-7E Kendall County Illinois</p>
<p>Max: 678.8</p>	<p>Boundary Center: 41° 37' 56.6, -88° 27' 37.49</p>	
<p>Range: 43.7</p>		
<p>Average: 660.1</p>		
<p>Standard Deviation: 8.66 ft</p>		

TOPO HILLSHADE MAP





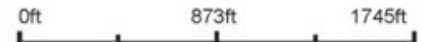
WETLAND MAP



State: Illinois  
Location: 5-36N-7E  
County: Kendall  
Township: Kendall  
Date: 8/8/2024



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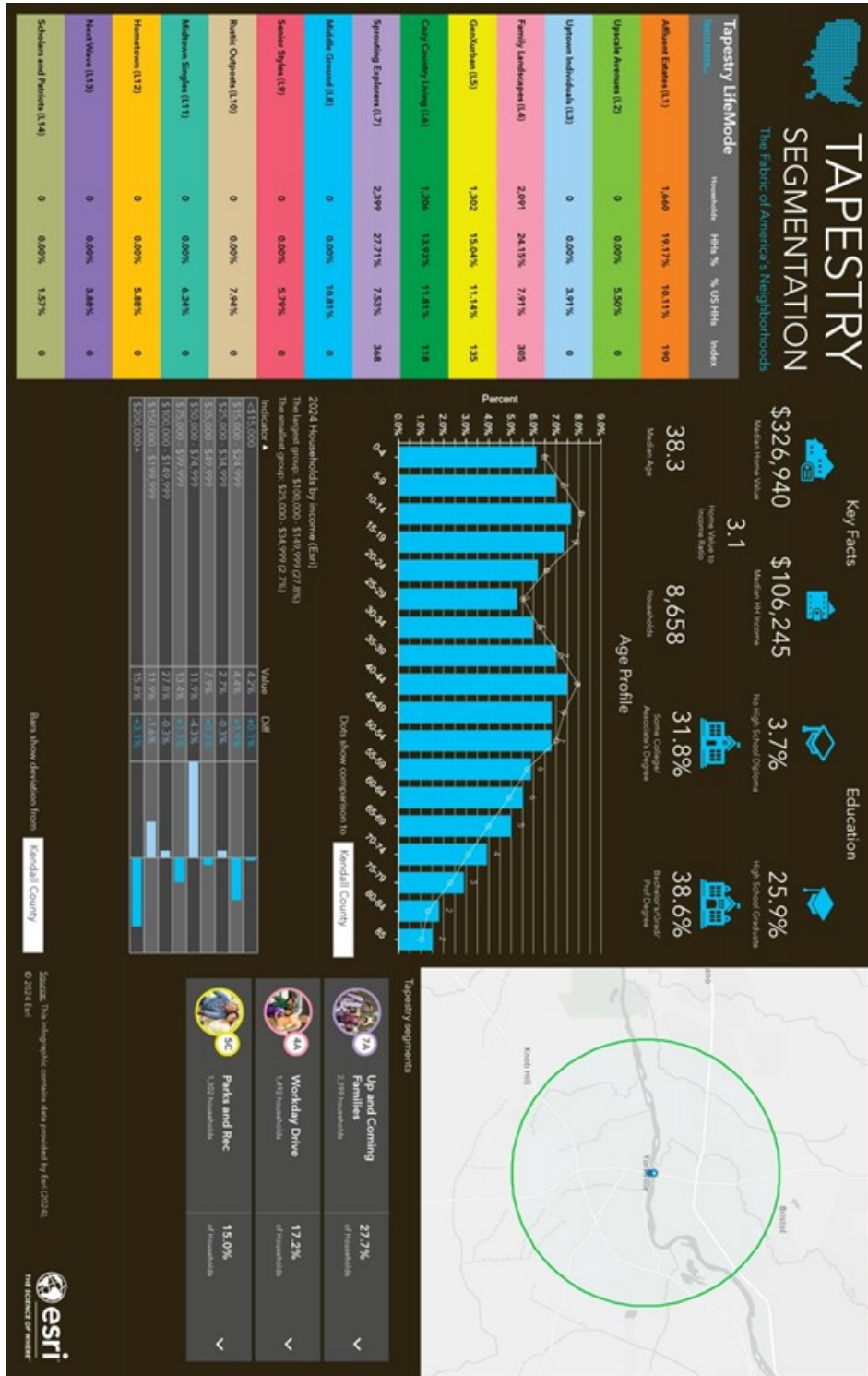


Classification Code	Type	Acres
R4SBC	Riverine	0.61
Total Acres		0.61

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



TAPESTRY SEGMENTATION



## MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



## AGENCY DISCLOSURE

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