



The Lincoln Prairie Site is a 228-acre site located in Yorkville, IL, 55 miles southwest of Chicago. The site has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

**SELECTING A CERTIFIED SITE CAN:**

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

**PROPERTY DETAILS**

The Lincoln Prairie South site is located along the Fox River the City of Yorkville is just 55 miles southwest of Chicago. The intersections of State highways 34, 47, 71 and 126 plus access to I-88 to the north, I-80 to the south, and I-55 to the east, have made Yorkville an excellent location for development. The site is approximately 228 acres and is divisible.

**Site Details:**

- 228 acres available for development
- Direct access to BNSF Railway
- Industrial zoning



**CONTACT INFORMATION**

BNSF Regional Manager

**Eric Pitcher**

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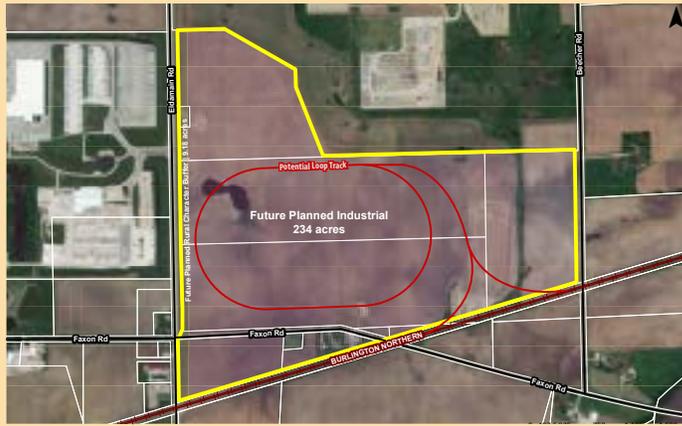
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Assistant City Administrator

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## SITE PROFILE

<b>Land Area</b>	228 acres
<b>Zoning</b>	General Manufacturing District
<b>Price</b>	\$35,000 per acre

## UTILITIES

<b>Electric</b>	ComEd
<b>Gas</b>	Nicor Gas
<b>Water</b>	City of Yorkville
<b>Wastewater</b>	Yorkville Bristol Sanitary District
<b>Telecommunications</b>	Comcast, AT&T

## DEMOGRAPHICS

Yorkville is a community in Kendall County, IL. As of the 2017 special census, the population was 19,022.

## POPULATION

<b>City of Yorkville</b>	
<b>5 mile radius</b>	37,937
<b>10 mile radius</b>	163,217
<b>15 mile radius</b>	503,664
<b>20 mile radius</b>	976,636

## WORKFORCE

<b>City of Yorkville</b>	
<b>Total Wage &amp; Salary Employment</b>	9,409
<b>Annual Mean Wage</b>	\$61,991

## BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.\*

\* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.