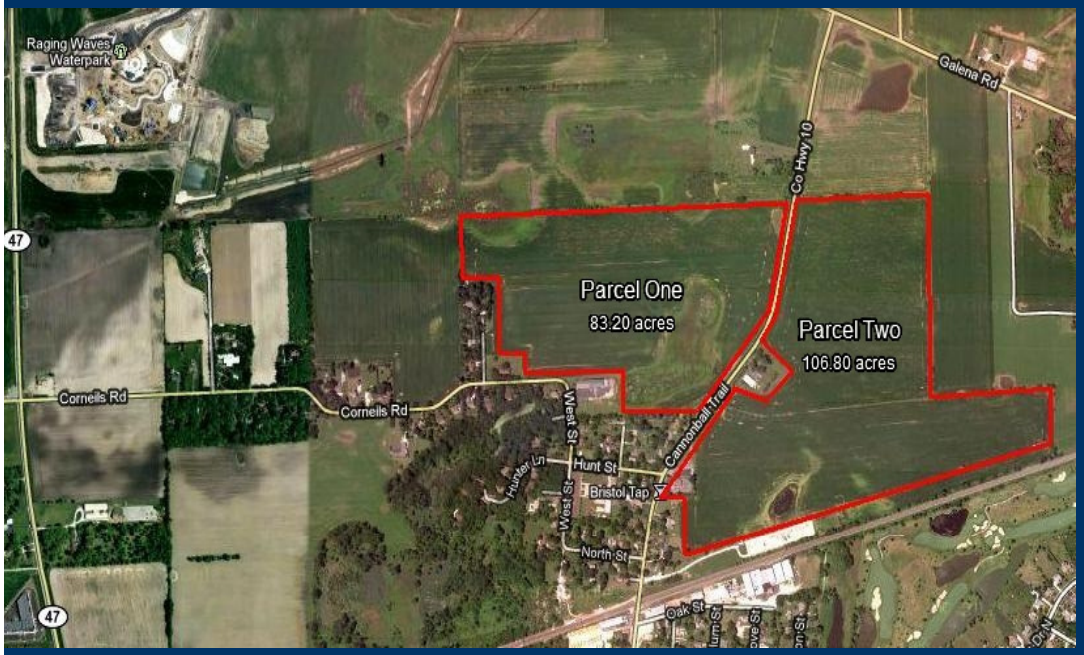
BRISTOL RIDGE
Yorkville, IL
For Sale



Location: Yorkville, IL, Kendall County
Sales Price: Subject to Offer

<u>Key Features</u>:

- **Total of 190 +/- acres available**
- **Parcel One: 83.20 +/- acres**
- **Parcel Two: 106.80 +/- acres**
- **Unit Count: 271 Single Family Units, 92 Duplex Units and 57 Townhomes**
- **Sewer and water available**
- **Close walk to grade school**
- **Purchase together or separate**
- **No SSA**

For Information Please Contact:
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M.A.S.
BROKERAGE, LLC.

Bristol Ridge – Parcel One

Bristol Ridge is located in the desirable North Eastern portion of popular Yorkville adjacent to the Yorkville 200 +/- acre regional detention facility. This mixed use development was originally pre-annexed into Yorkville in 1994 and has some of the lowest impact fees within Yorkville.

Key Highlight:

Impact Fee Savings from Pre-Annexation per Single Family Home:	$12,093.00
Total Single Family Homes:	x 271
Total Impact Fee Savings as detailed in the Annexation Agreement:	**$3,277,203.00**

Acres: 83.20 +/-

Unit Count: 167 Single Family Units

County: Kendall

Municipality: Yorkville, Illinois

Site Location: Approximately a quarter mile south of Galena Road on Cannonball Trail

School District: Yorkville # 115

Current Entitlement Status: Preliminary Plat approval through Yorkville, Illinois

Sewer and Water Status:

Off-site Development Status: Cannonball Trail improvements to be completed at the time of project development. (Letter from Kendall County available upon request).

On Site Status: Mass grading permits can be obtained at any time.

200 +/- acre Regional Detention Facility:
Adjacent to Bristol Ridge Development
Bike trails, Baseball fields, Garden Plots and Naturalized Wetands

Bristol Ridge – Parcel Two

Bristol Ridge is located in the desirable North Eastern portion of popular Yorkville adjacent to the Yorkville 200 +/- acre regional detention facility. This mixed use development was originally pre-annexed into Yorkville in 1994 and has some of the lowest impact fees within Yorkville.

Key Highlight:

Impact Fee Savings from Pre-Annexation per Single Family Home:	$12,093.00
Total Single Family Homes:	x 271
Total Impact Fee Savings as detailed in the Annexation Agreement:	**$3,277,203.00**

Acres: 83.20 +/-

Unit Count: 104 Single Family Units, 92 Duplex Units and 57 Townhomes

County: Kendall

Municipality: Yorkville, Illinois

Site Location: Approximately a quarter mile south of Galena Road on Cannonball Trail

School District: Yorkville # 115

Current Entitlement Status: Preliminary Plat approval through Yorkville, Illinois

Sewer and Water Status:

Off-site Development Status: Cannonball Trail improvements to be completed at the time of project development. (Letter from Kendall County available upon request).

On Site Status: Mass grading permits can be obtained at any time.

200 +/- acre Regional Detention Facility:
Adjacent to Bristol Ridge Development
Bike trails, Baseball fields, Garden Plots and Naturalized Wetands

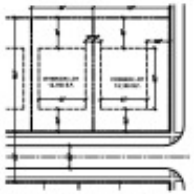
SITE DATA

LAND USE	UNITS	ACREAGE	PERCENTAGE
SINGLE FAMILY	231	115.7 AC.	91.5 %
MINIMUM LOT 12,000 S.F.			
AVERAGE LOT 14,270 S.F.			
MAXIMUM LOT 28,864 S.F.			
DUPLEX	42	29.2 AC.	12.2 %
TOWNHOMES	87	10.1 AC.	8.3 %
PARK		6.1 AC.	5.2 %
OPEN SPACE / DETENTION		38.0 AC.	17.4 %
CANNONBALL TRAIL R.O.W.		4.0 AC.	2.1 %
TOTAL:	420	190.1 AC.	100.0 %

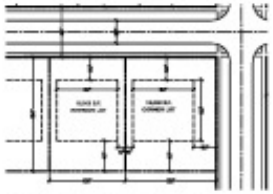
GROSS DENSITY: 420 UNITS/190.1 AC.=2.2 D.U./AC.

BRISTOL RIDGE
SITE PLAN

JUNE 14, 2006



TYPICAL LOT DETAIL



TYPICAL DUPLEX DETAIL

TYPICAL TOWNHOME DETAIL