

# DEVELOPMENT SITE AVAILABLE ADJACENT TO YORKTOWN CENTER

600 E Butterfield Road • Lombard, IL

CALL FOR OFFERS BY APRIL 28TH, 2023



**TARGET**

**Elan Yorktown**  
295 Luxury Apartments  
(2019)

**Overture Yorktown**  
175 Senior Living Units  
(2019)

**WESTIN**  
HOTELS & RESORTS  
500 Rooms  
39K SF Event Space

**AMC**  
Dine-In Theatres

**YORKTOWN**  
1.5M Regional  
Shopping Center

**DUNKIN'**

**Chick-fil-e**

**BENIHANA**



**ZENLEAF**

**FedEx**

**DENN STATION**  
EAST COAST SLIBS

**duly**  
HEALTH AND CARE

**HYATT PLACE**  
151 Rooms

**UNCLE JULIO'S**  
MEXICAN  
From Scratch

**CALIFORNIA CLOSETS**  
**JARED**  
The Galleria Of Jewelry

**DICK'S**  
SPORTING GOODS

**ETHAN ALLEN**

**Weber Grill**  
RESTAURANT

**P.F. CHANG'S**

**Oak Brook Promenade**  
**FERGUSON**  
**KONA GRILL**  
kitchen • sushi • cocktails  
**M&S**  
McCORMICK & SCHMICK'S  
EST. 1974

**700 E Butterfield Rd**  
211,528 SF Office

**720 E Butterfield Rd**  
146,696 SF Office

**Butterfield Road: 40,400 vpd**

**STATE ROUTE 56**

# EXECUTIVE SUMMARY

**JLL, as executive agent, is pleased to announce the opportunity to acquire 600 E Butterfield Road, a 27.56 acre property that is currently not occupied and ideal for mixed-use development in the highly desirable Lombard/ Yorktown Center trade area.**

The offering has excellent development potential as it is situated on an approximately 27 acre parcel with 550 feet of frontage along Butterfield Road. Property is zoned OPD (Office District Planned Development) and would be best suited for mixed-use development. This is a rare and compelling opportunity to develop in a highly sought after trade area. The zoning and location provide optionality for best use. Developers may elect to build residential (apartments or condos), hospitality, office, industrial, and/or retail. This offer is being presented only to pre-qualified investors on a confidential and selective basis.

## Property Description

- Address: 600 E. Butterfield Road, Lombard, IL
- Size: 27.56 AC Gross
- Net Development Area: 23.24 AC
- \$24.55M TIF infrastructure agreement in-place
- Potential reciprocal easement agreement with adjacent commercial users
- Zoning District: OPC, Office District Planned Development
- Taxes: 2019 paid in 2020 - \$317,895



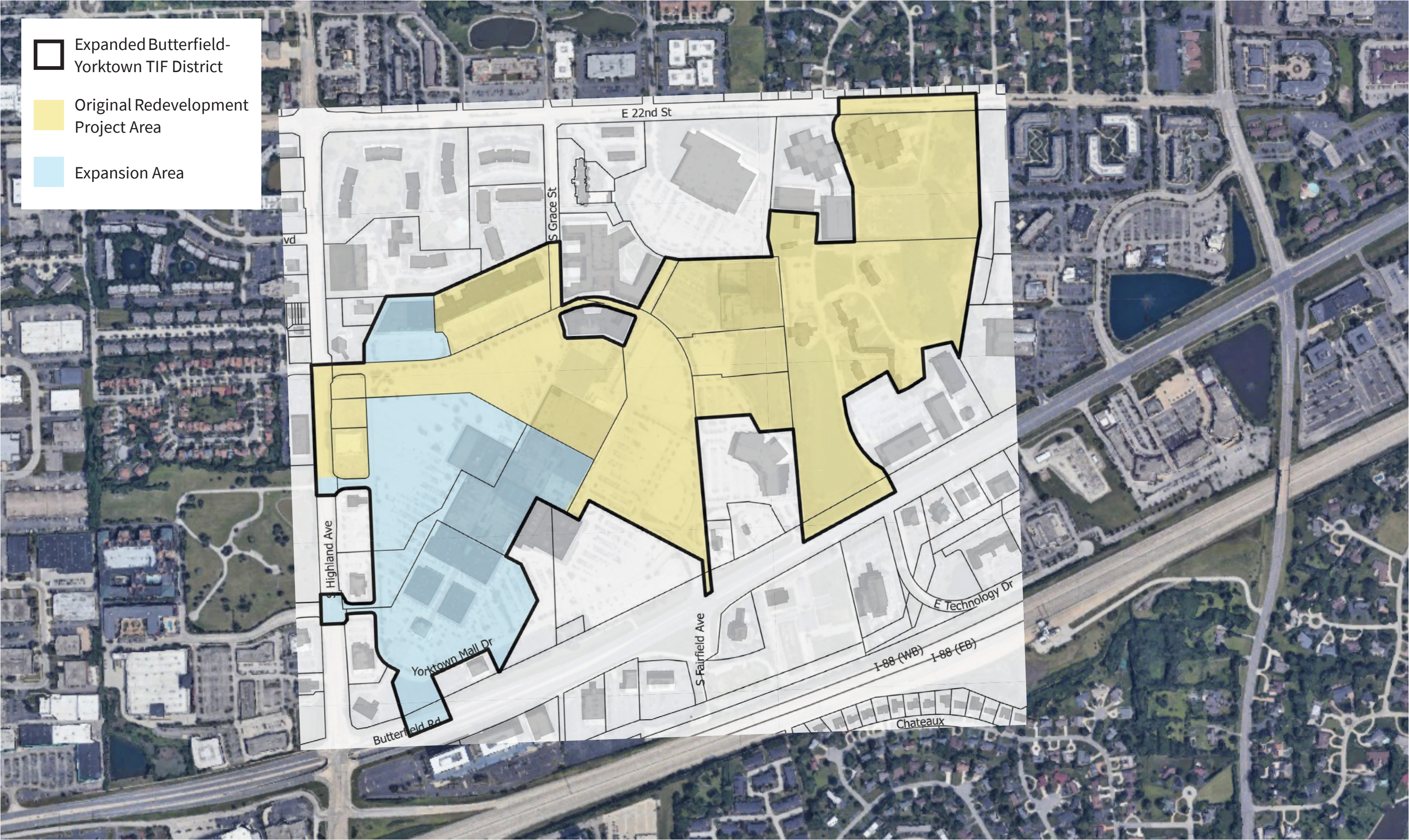
# TRADE AREA



# MIXED USE OPTIONALITY (CONCEPTUAL)



# BUTTERFIELD-YORKTOWN TIF DISTRICT



**CONTACT**

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