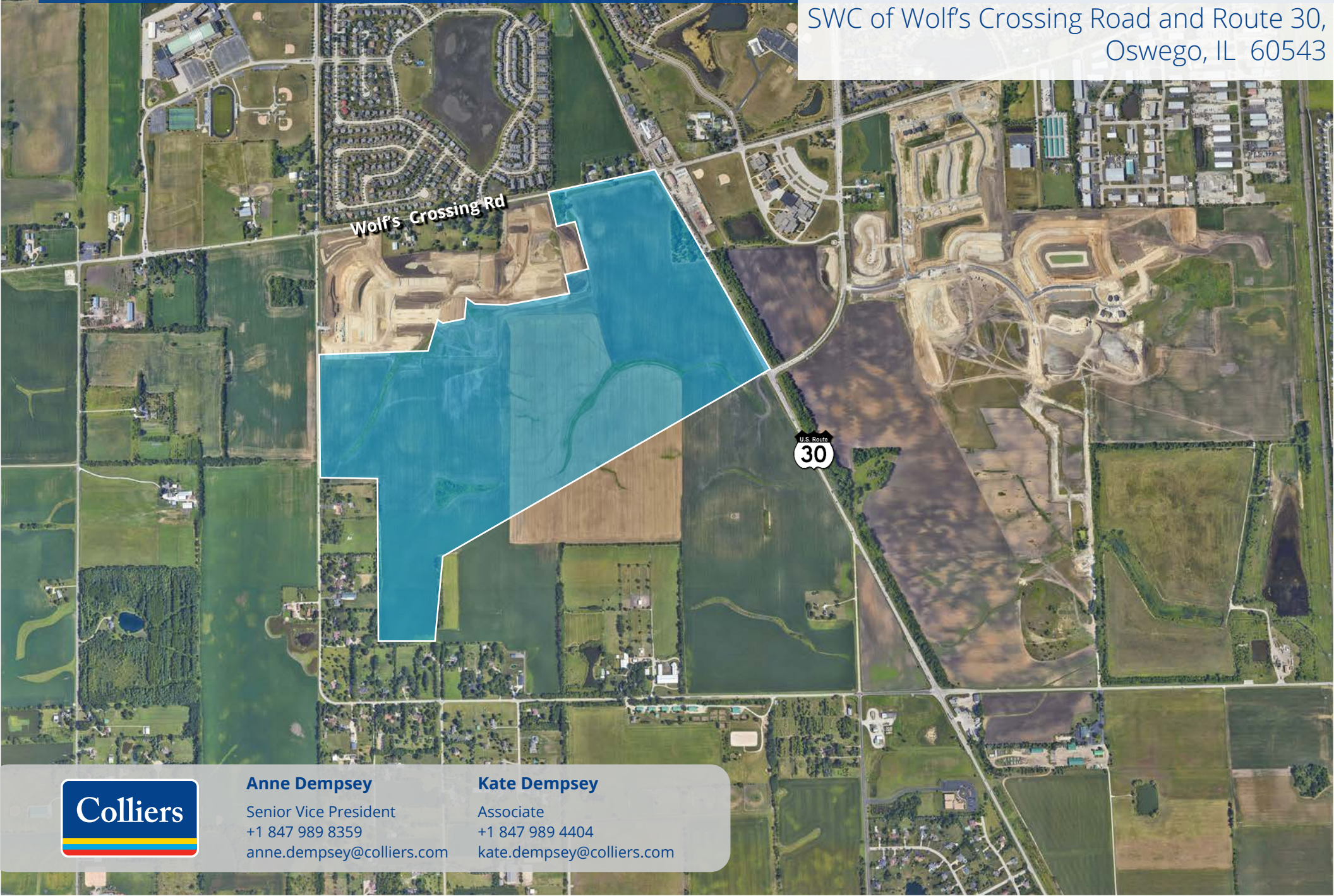


For Sale - Retail & Residential Development Opportunity

SWC of Wolf's Crossing Road and Route 30,
Oswego, IL 60543



Anne Dempsey

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Property Specs

Development Opportunity

Retail/Commercial and/or Residential

Up to 20 Acres (divisible) –
Commercial/Retail

Land Size

Up to 200 acres (divisible) – Residential
(Single Family, Townhomes &
Multifamily)

Zoned

Unincorporated Kendall County – AG

Utilities

All Utilities to the Site

Water and Sewer

Along Rt. 30 & on Wolfs Crossing Road

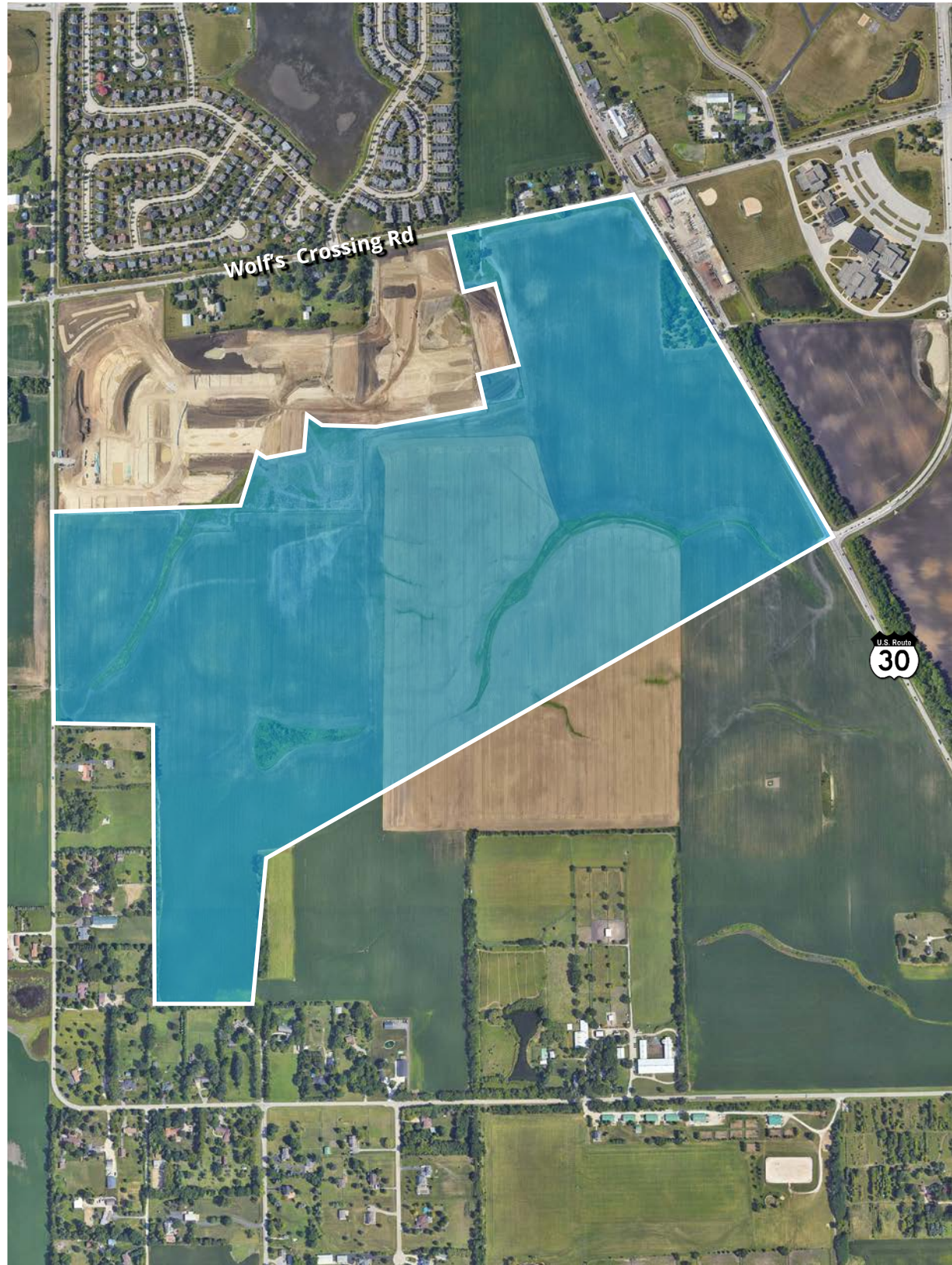
Sale Price

STO

Highlights

- 4.7 miles to full 4-way interchange for I-88 (7 minute drive)
- 8.1 miles to full 4-way interchange for I-55 (13 minute drive)
- Approximately 50 miles southwest of Chicago
- Low Kendall County taxes
- Oswego School District 308
- No wetlands or floodplains

UPDATED SITE PLAN

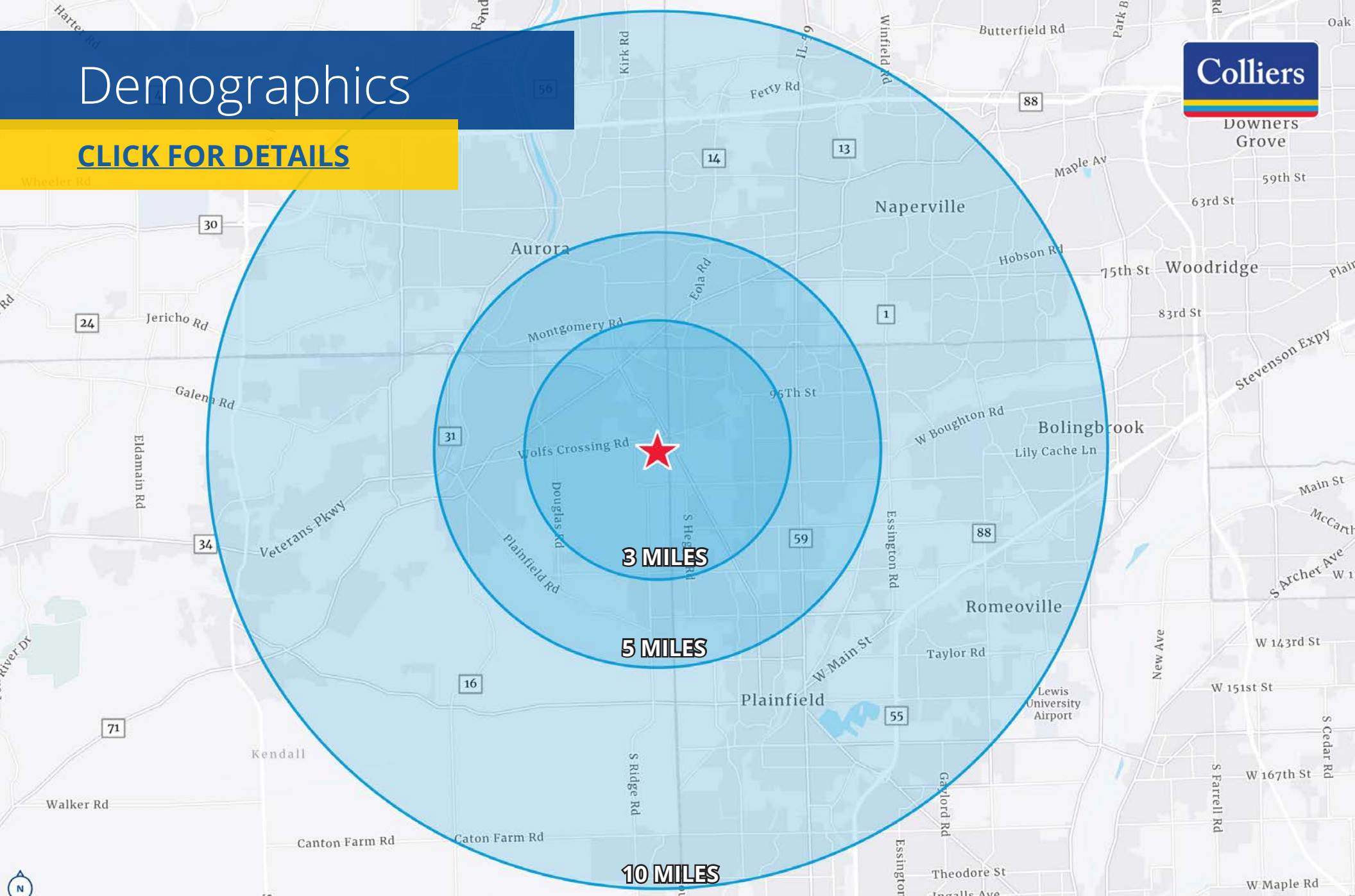


Demographics

[CLICK FOR DETAILS](#)

Colliers

Downers Grove



3 MILES

POPULATION:	50,565
MEDIAN AGE:	34.4
AVG. INCOME:	\$154,639
MEDIAN HOME VALUE:	\$310,056

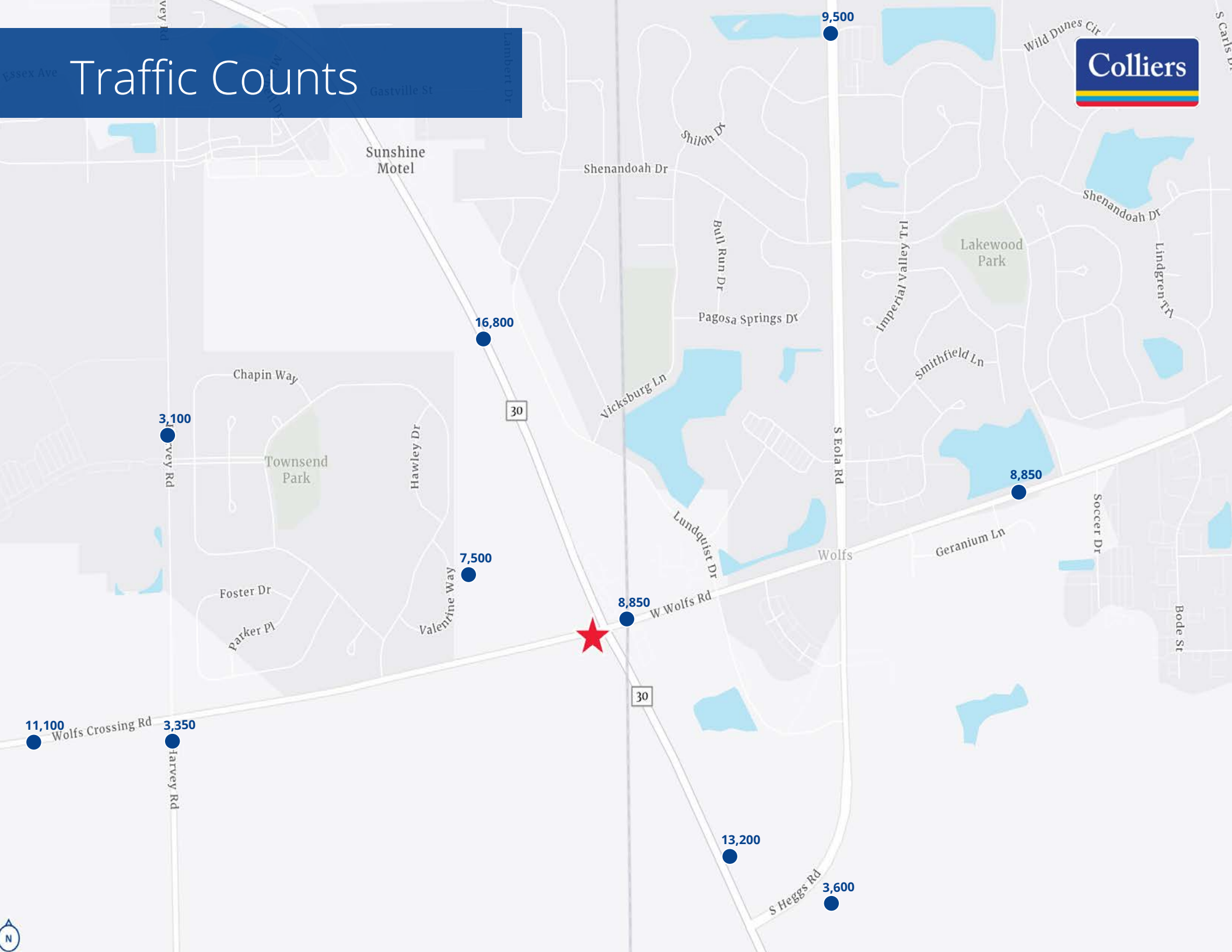
5 MILES

POPULATION:	176,660
MEDIAN AGE:	34.1
AVG. INCOME:	\$142,988
MEDIAN HOME VALUE:	\$306,768

10 MILES

POPULATION:	609,648
MEDIAN AGE:	35.7
AVG. INCOME:	\$138,850
MEDIAN HOME VALUE:	\$296,832

Traffic Counts



Retail & Residential Development Opportunity

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Wolf's Crossing Rd

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