

For Sale - Retail & Residential Development Opportunity

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



Wolf's Crossing Rd

U.S. Route
30



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Property Specs

Development Opportunity

Retail/Commercial and/or Residential

Land Size

Up to 20 Acres (divisible) – Commercial/Retail

Zoned

Unincorporated Kendall County – AG

Utilities

All Utilities to the Site

Water and Sewer

Along Rt. 30 & on Wolfs Crossing Road

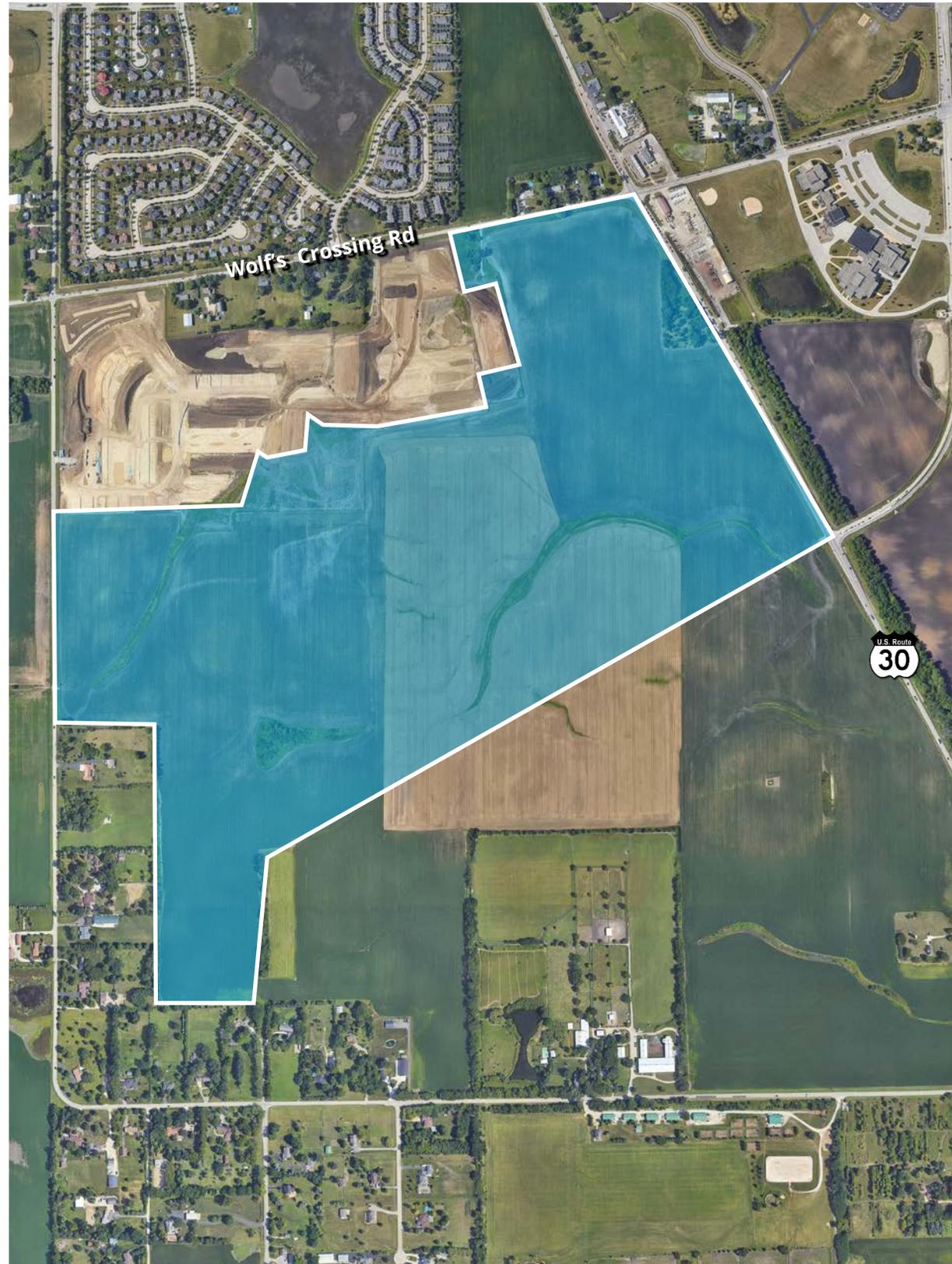
Sale Price

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

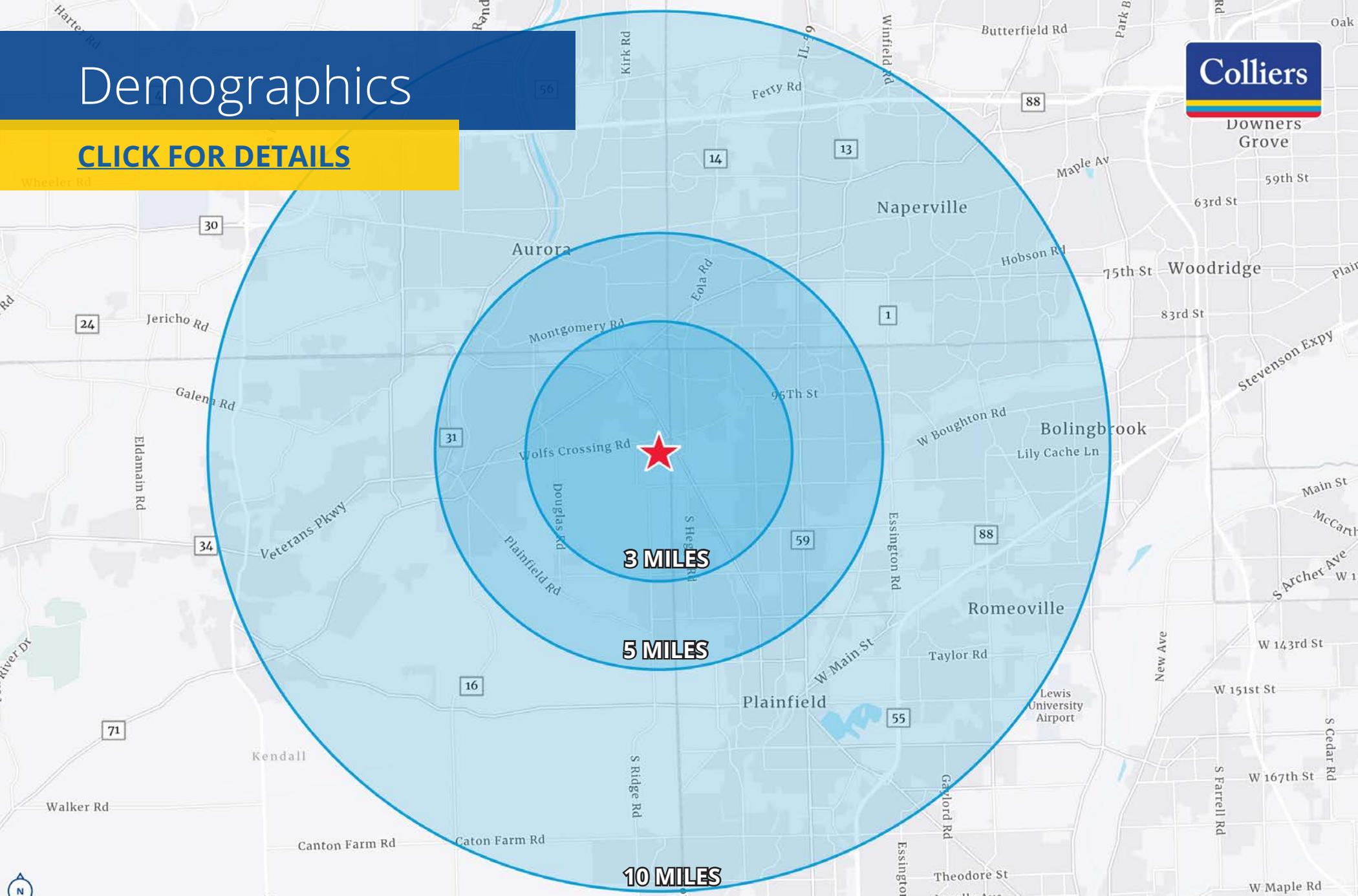


Demographics

[CLICK FOR DETAILS](#)



Downers Grove



3 MILES

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

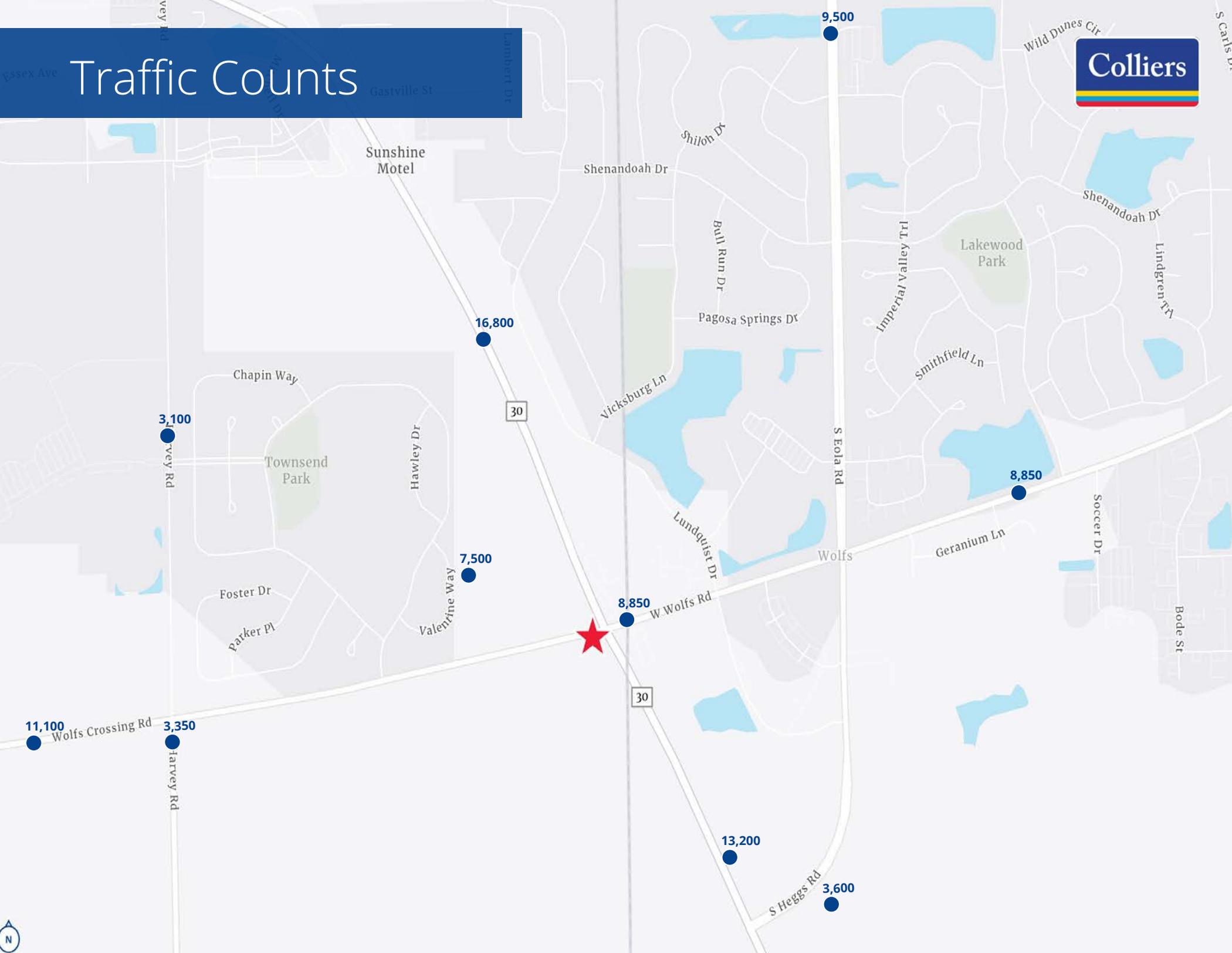
5 MILES

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



11,100
Wolfs Crossing Rd

3,350
Farvey Rd

3,100
Farvey Rd

7,500
Valentine Way

16,800

8,850
W. Wolfs Rd

8,850
Geranium Ln

13,200
S Heggs Rd

3,600
S Heggs Rd

9,500

Shenandoah Dr

Shiloh Dr

Ball Run Dr

Pagosa Springs Dr

Vicksburg Ln

Lundquist Dr

Wolfs

Geranium Ln

Soccer Dr

Bode St

Imperial Valley Trl

Smithfield Ln

Lakewood Park

Shenandoah Dr

Lindgren

Wild Dunes Cir

Sunshine Motel

Chapin Way

Townsend Park

Hawley Dr

Foster Dr

Parker Pl

Gastville St

Essex Ave

Farvey Rd

30

30



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