

# Parcels 003 & 004 State Route 25

Oswego, IL 60543

LAND - RESIDENTIAL FOR SALE



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john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



## OFFERING SUMMARY

Sale Price: \$350,000

Lot Size: 6.93 Acres

Zoning: R-3, Kendall County

## PROPERTY OVERVIEW

Rare riverside development opportunity on this nearly 7 acre wooded parcel overlooking Fox River. Site is ideal for multifamily, townhomes, assisted living facility, or detached single family homes. In addition to all recreational river activities, this location is contiguous to the expansive Fox River Trail, Violet Patch Park and Eagle Ridge Disc Golf Course. Sanitary sewer is on site with other utilities available. Property is immediately adjacent to incorporated Oswego, currently zoned R3 in unincorporated Kendall County.

### Mike Waseen

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### Terry Anderson

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630.294.6378

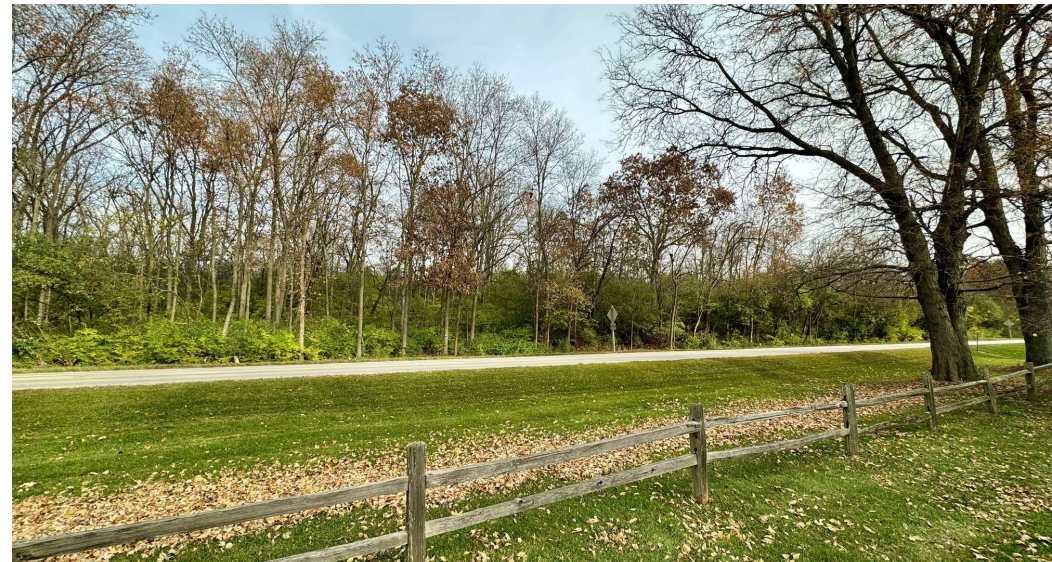
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greene  
COMMERCIAL

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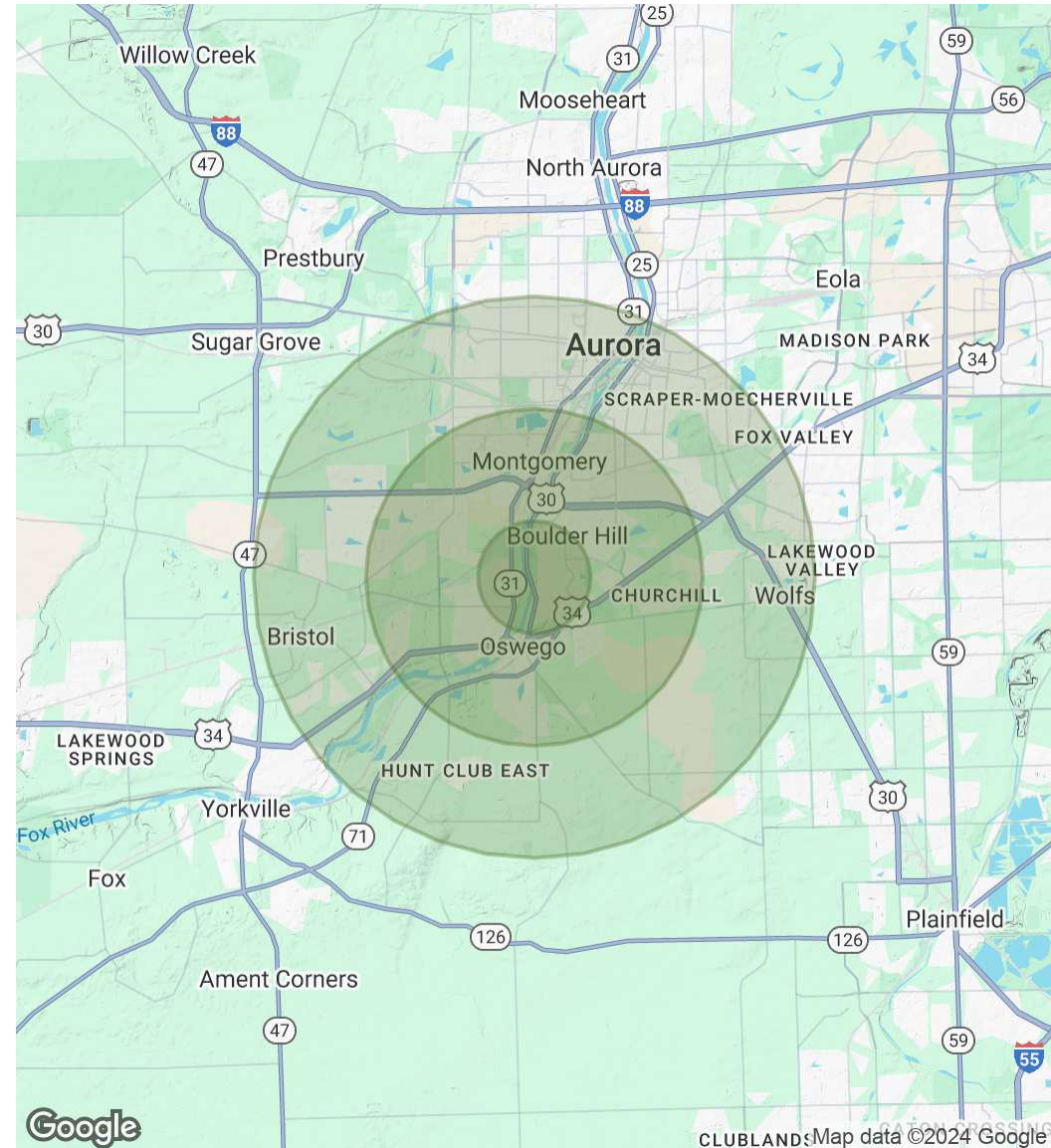
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,619	40,298	116,842
Average Age	52.0	42.1	41.0
Average Age (Male)	48.0	41.5	40.0
Average Age (Female)	53.6	42.4	41.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,058	15,740	41,794
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$197,103	\$132,672	\$134,010
Average House Value	\$523,804	\$353,583	\$335,259

2020 American Community Survey (ACS)



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