



FOR SALE

1630-1700 Route 34
Oswego, IL

\$3,499,000

30 +/- ACRES

Exceptional opportunity to acquire nearly 30 acres of prime commercial land strategically located along the highly traveled Route 34 corridor in Oswego. Featuring exceptional visibility, strong daily traffic counts, and frontage on one of the area's busiest commercial corridors, this property offers outstanding potential for industrial and commercial development.

Currently zoned M-1(light Industrial), the site is well suited for a wide range of permitted uses, including warehouse and distribution facilities, flex industrial buildings, business parks, office/warehouse combinations, light manufacturing, self-storage, and other light industrial users (subject to municipal approval). The city of Oswego has also expressed a strong desire to see a retail component at this location, creating additional potential for commercial or retail development.

Additionally, the rear portion of the property offers excellent residential development potential for single-family homes, townhomes, or a multi-family community, subject to rezoning and municipal approvals. The site adjoins an established residential neighborhood and has utilities already stubbed to the property, helping reduce infrastructure costs and streamline future development.

Situated within Oswego's established commercial corridor, the property benefits from its proximity to numerous shopping and dining options, including, Walmart, Kohl's, Hobby Lobby, Sam's Club, Menards, JCPenney, Binny's, Cooper's Hawk, Olive Garden, Longhorn Steakhouse, Andy's Frozen Custard and the soon-to-open Trader Joe's. This thriving business environment provides convenient amenities for employees while reflecting the area's continued population growth, sustained commercial investment, and long-term economic strength.

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PROPERTY HIGHLIGHTS

1630-1700 Rt. 34, Oswego, IL

- + Zoned M-1
- + Route 34 Frontage
- + Outstanding visibility and accessibility
- + Minutes from major transportation routes
- + Easy Access to Route 30
- + 30+/- Total acres
- + Convenient access to neighboring cities
- + Strong regional demographics



In addition to its prime Route 34 frontage, the property is just minutes from Route 30, providing outstanding connectivity throughout the western suburbs. This strategic location offers convenient access to Yorkville, Montgomery, Plainfield, Aurora, and Interstate 88 via major arterial roadways, making it an ideal location for distribution, manufacturing, logistics, service-oriented businesses, and corporate users seeking access to a growing regional workforce.

With its premier location, flexible M-1 zoning, outstanding accessibility, and nearly 30 acres of development-ready land, this property presents a rare opportunity for developers, investors, and owner-users to establish a presence in one of the western suburbs' most active commercial growth corridors.

03-02-300-006 (13.31+/- ACRES) | PROPERTY TAXES: \$597.16
03-02-300-005 (.54 +/- ACRES) | PROPERTY TAXES: \$1,627.52
03-11-100-003 (15.39+/- ACRES) | PROPERTY TAXES: \$808.06

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OSWEGO ILLINOIS DEMOGRAPHICS

1630 - 1700 Rt. 34



2025 EST. POPULATION

39,948

MEDIAN HOME VALUE

\$344,500

2020-2024 HOUSEHOLDS

12,243

TOTAL RETAIL SALES

\$20,219

PER CAPITA (2022)

MEDIAN HOUSEHOLD INCOME

\$123,792

2020-2024

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

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SURROUNDING AMENITIES



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