

001 WOOLLEY RD
OSWEGO, IL
DEVELOPMENT OPPORTUNITY

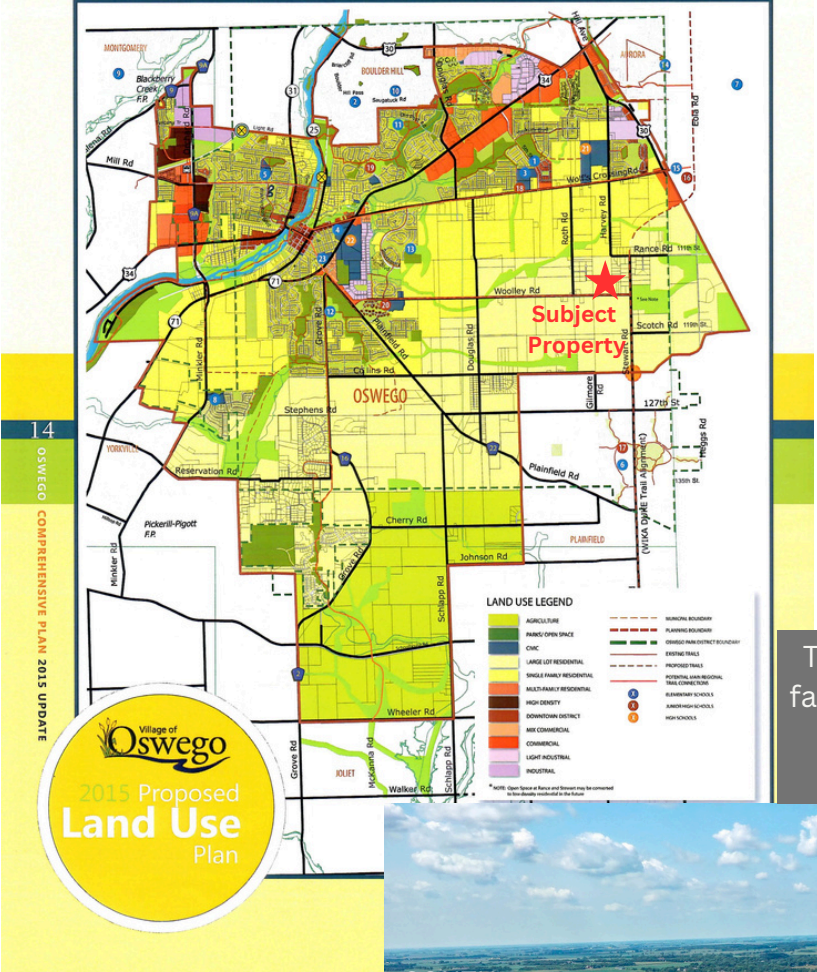


NEW LISTING



40 ACRES PRICED AT \$1,400,000

FOR SALE- on Woolley Road, in the NWQ Section 24 of Oswego Township, Kendall County. This parcel is in Oswego's proposed planning District 4 and while it is not currently within the village limits, it is within its 1.5 mile jurisdictional area and with existing municipal boundary agreements in place with neighboring communities, it is a future neighborhood of Oswego. The 2015 Oswego plan projects capacity for this region's population growth to expand to 60,000 by 2040. Major national builders like D.R. Horton, M/I Homes, and Lennar are beginning to recognize this potential and have nearby active neighborhoods under construction along the Wolf's Crossing corridor. Currently, a 160-acre parcel at the intersection of Wolf's Crossing and Rt. 30 was presented at a July planning meeting, seeking approval for residential and commercial uses including apartments, thus joining the growth trends along with the above builders/developers. The subject 40-acre parcel is level with Woolley Road, mostly in ag crops with some areas either in tree lines and small wood patches, or just idle. The parcel has 1,320+/- feet of frontage on Woolley Road.



There is a current farm lease for 2024 that renews annually.



Currently zoned Agricultural (A1), but Oswego's proposed Land Use Plan shows large lot residential



The parcel number of 03-24-300-001 combines this parcel along with 160-acres on the south side of Woolley Road. The subject parcel's taxes are estimated (\$1,800) based on a similar parcel, just south and along Stewart Road. The 160-acres is not for sale and the 40-acres will be split off with a new pin number. Do not enter the farmette area or disturb the tenant. Showings are by appointment only. Call exclusive list agents Mark or Christine for more information.

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