

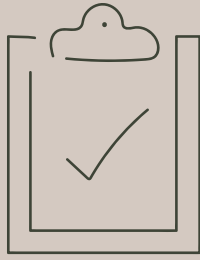


S Eola Rd

10140 S Eola Rd
Oswego, IL 60543



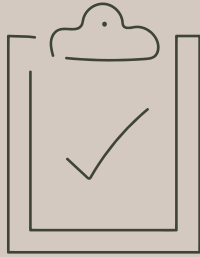
PROPERTY HIGHLIGHTS



1

Land

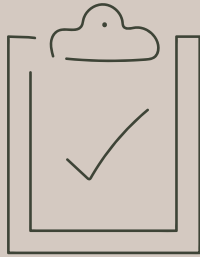
1.5 acres of open land on a busy 4 way intersection with stop lights in all directions. On a corner that see an average of 12k plus cars per day.



2

Location

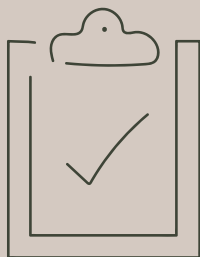
In front of Bednarcik Jr. High and Wolf's Crossing Elementary. Also less than 1 mile from the new Lincoln Prairie by Del Webb Subdivision, which will have over 500 single family homes in a 55+ community.



3

Zoning

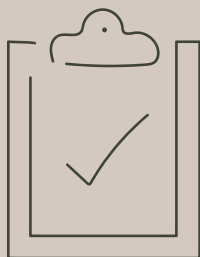
Currently zoned as residential land and is in un-incorporated Aurora. Would need to be re-zoned for commercial use and potentially incorporated in to the city of Aurora limits.



4

Features

Property can be accessed from both Wolf's Crossing and Eola Rd. There is also a bike path that go around the East and North side of the property, which connects in to the school property.



5

Potential Uses

Dependent on re-zoning, would make for a good drive through location, daycare, convenience store, or small strip center.

PROPERTY
INFORMATION



Address

10140 S Eola Rd. Oswego, IL 60543

Lot Dimensions

1.5 Acres

Block / Lot

Corner of Eola and Wolfs Crossing

Corner Features

12k cars per day, 4-way lighted intersection

Zoning

Currently Residential, Re-zoning required for commercial use

Location

Unincorporated Will County, surrounded by Aurora City Limits

PROPERTY OVERVIEW



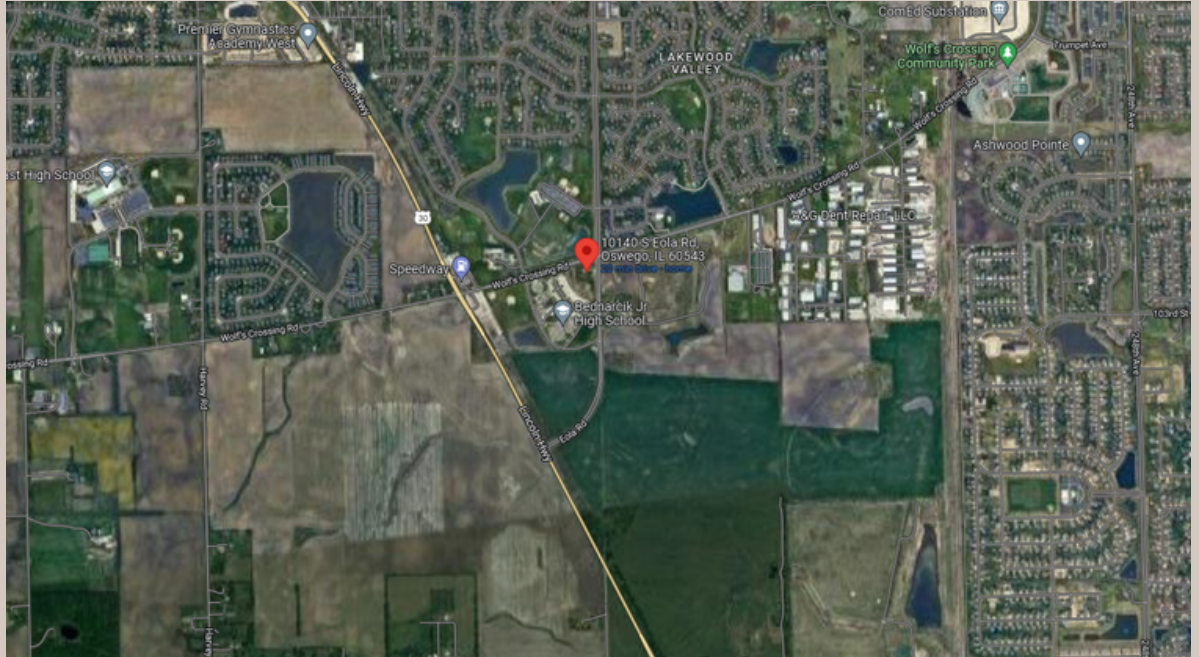
O'Neil Property Group has been retained on the exclusive basis to arrange for the sale of **10140 S Eola Rd. Oswego, IL 60543**. 1.5 Acres of vacant land, on a corner that has an average daily car count of over 12k.

Currently, the property is in unincorporated Will County with a residential zoning. The surround areas to this property is incorporated in to Aurora, so any sort of incorporation of this property would be in to the Aurora City Limits.

If incorporated and re-zoned as commercial, this property would make for a great drive-through business, i.e. coffee shop, fast food restaurant, etc. It is also on a 4-way, lighted intersection, making it a potential spot for a convenience store or pharmacy.

Please reach out to the exclusive brokers with any questions or to schedule a tour.

PROPERTY LOCATION



10140 S Eola Rd. Oswego, IL 60543

Located on the corner of Eola and Wolf's Crossing at a 4 way, lighted intersection, this property has an average daily car count of over 12,000 cars.

Less than a mile from 30 and Wolf's Crossing, this property is located in front of Bednarcik Jr. High and Wolf's Crossing Elementary, which has combined enrollment of approximately 1000 students.

THE NEIGHBORHOOD



10140 S Eola Rd. in Oswego is located in a growing area of Oswego/Aurora. It is less than 1 mile from the new Lincoln Prairie by Del Webb, which features over 500 to-be-built homes in a 55+ community. This community will also feature a 17,600 sq. ft. club house, pools, bocce and pickleball courts, fitness center, tennis courts, walking trails, and more.

The property is also across the street from Crossroads church, and nearby to many other established neighborhoods. It is less than 3 miles to the intersection of Rt. 34 and Rt. 30, and 3.5 miles from the intersection of 95th and Rt. 59.

Estimated population within 5 miles of the property is 300k.

PROPERTY
PHOTOS



CONTACT OUR
BROKER

Ryan Ivemeyer

ryan@oneilpropertygroup.com

815-342-6942

ryanivemeyer.com



O'NEIL PROPERTY
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