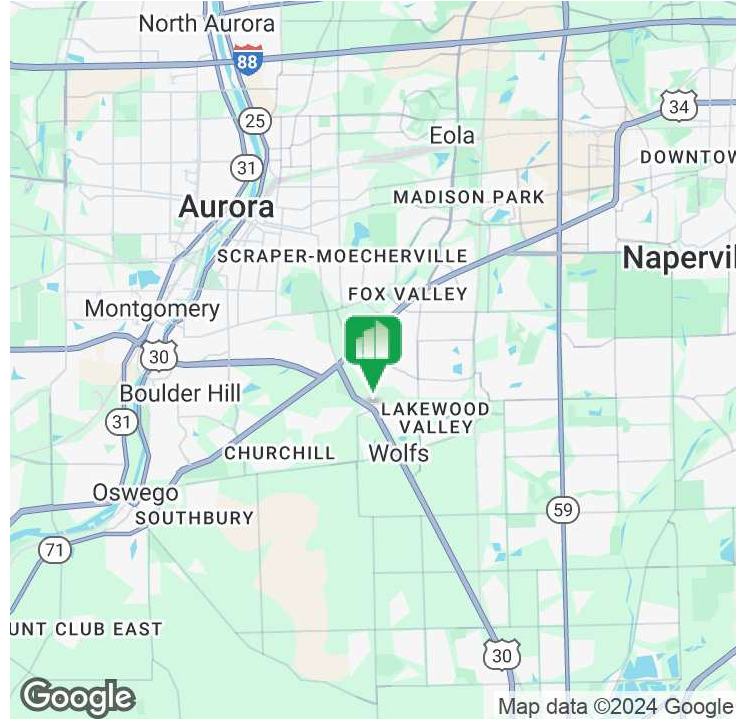


Land For Sale



LAND FOR SALE

NWC ROUTE 30 & TREASURE DR., OSWEGO, IL 60543



OFFERING SUMMARY

Sale Price: \$10.00 / SF

Lot Size: 5.2 Acres

Zoning: B-3

PROPERTY HIGHLIGHTS

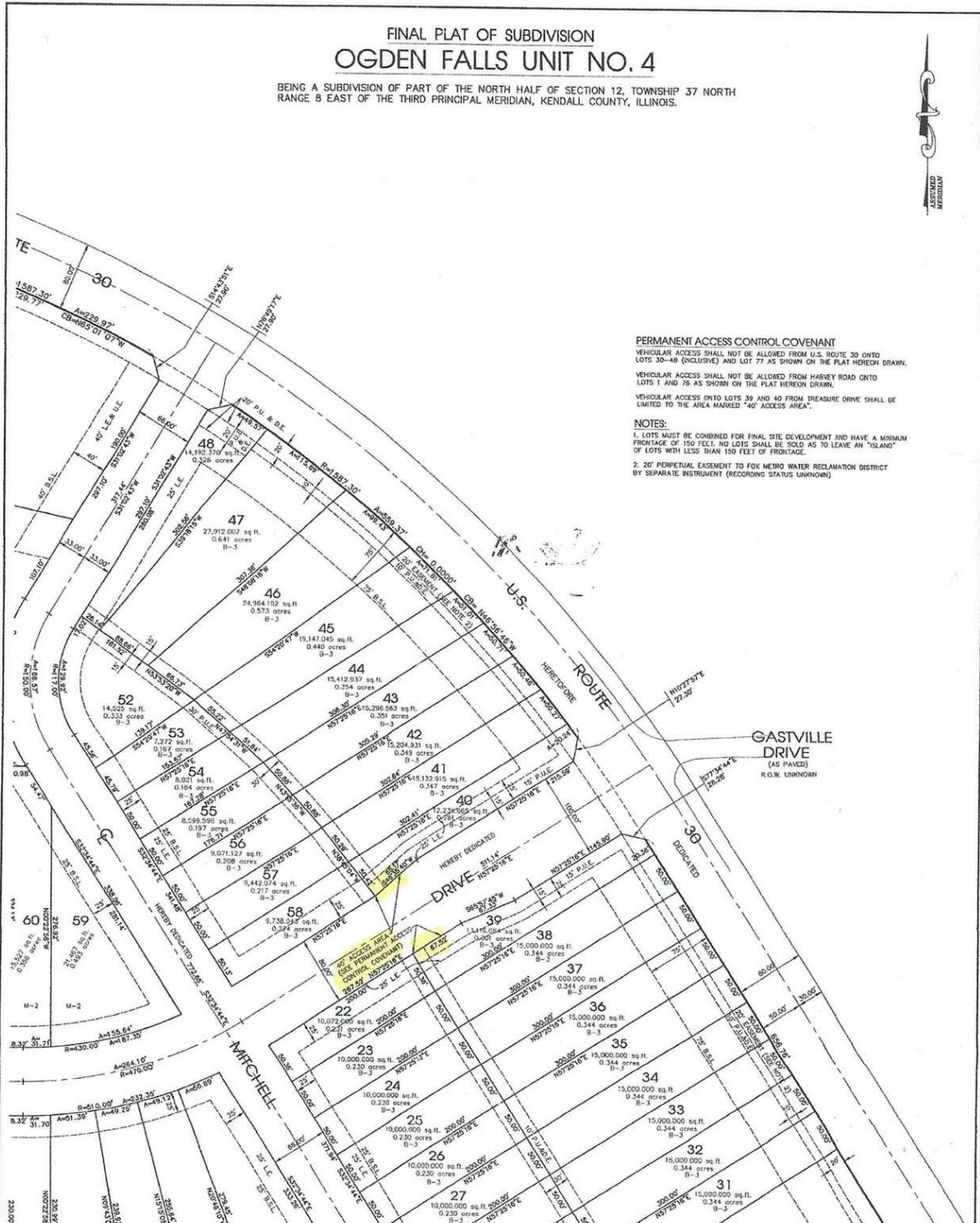
- 5+ acre site zoned B-3 Community Service and Wholesale District
- Fuel Center, C-store development by right

LOCATION OVERVIEW

Located at a stoplight on Route 30 just south of Route 34 in Oswego. The site is surrounded by Route 30, Treasure Dr and Mitchell Dr. at the entrance to an industrial park with significant youth sports occupants, good for restaurants, etc. Adjacent to the Lincoln Prairie by Del Webb, a 55+ housing community with 158 homes in Phase I, currently under construction. Lincoln Crossing has 162 homes in Phase I, with over 40 presold. Other developments continue to move forward as well.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,453	67,727	203,348
Total Population	4,415	219,356	613,847
Average HH Income	\$101,504	\$88,811	\$95,412



DEVELOPMENT 1.5 MI. FROM SITE

MEGALODOME

Oswego, Illinois

SITE DATA

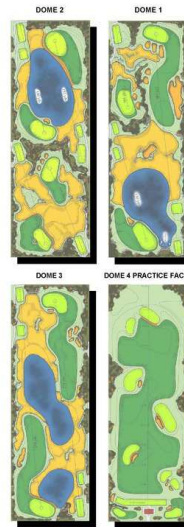
Property Gross Area	± 100 Ac.
Golf Domes	± 26 Ac.
Dome 1	270,000 sf 3 Hole Golf
Dome 2	270,000 sf 4 Hole Golf
Dome 3	270,000 sf 2 Hole Golf
Dome 4	270,000 sf Practice Facility
Clubhouse	8,000 sf 2 Story Clubhouse
Parking Area	± 6.5 Ac.
Parking Required - 674 Spaces	
Parking Provided - 680 Spaces	
Common Areas	± 26 Ac.
Open Space and Bufferyard	
Clubhouse Entrance Plaza	
Pedestrian and Vehicular Circulation	
Stormwater Management	± 7.5 Ac.
Stormwater Detention	
Potential Future Development	± 34 Ac.



DOMES EXTERIORS



DOMES INTERIORS



CLUBHOUSE



CONCEPT PLAN

DRAFT

Prepared For:
MEGALODOME GOLF
79 Chemin de Foguereux, Lac Beauport,
Quebec, Canada G2B 1 9Y2

Prepared By:

sda
Schappe Design Associates, Inc.
126 S. Main Street
Oswego, IL 60543
p. 630-531-2155
f. 630-531-8839
schappdesign.com

