

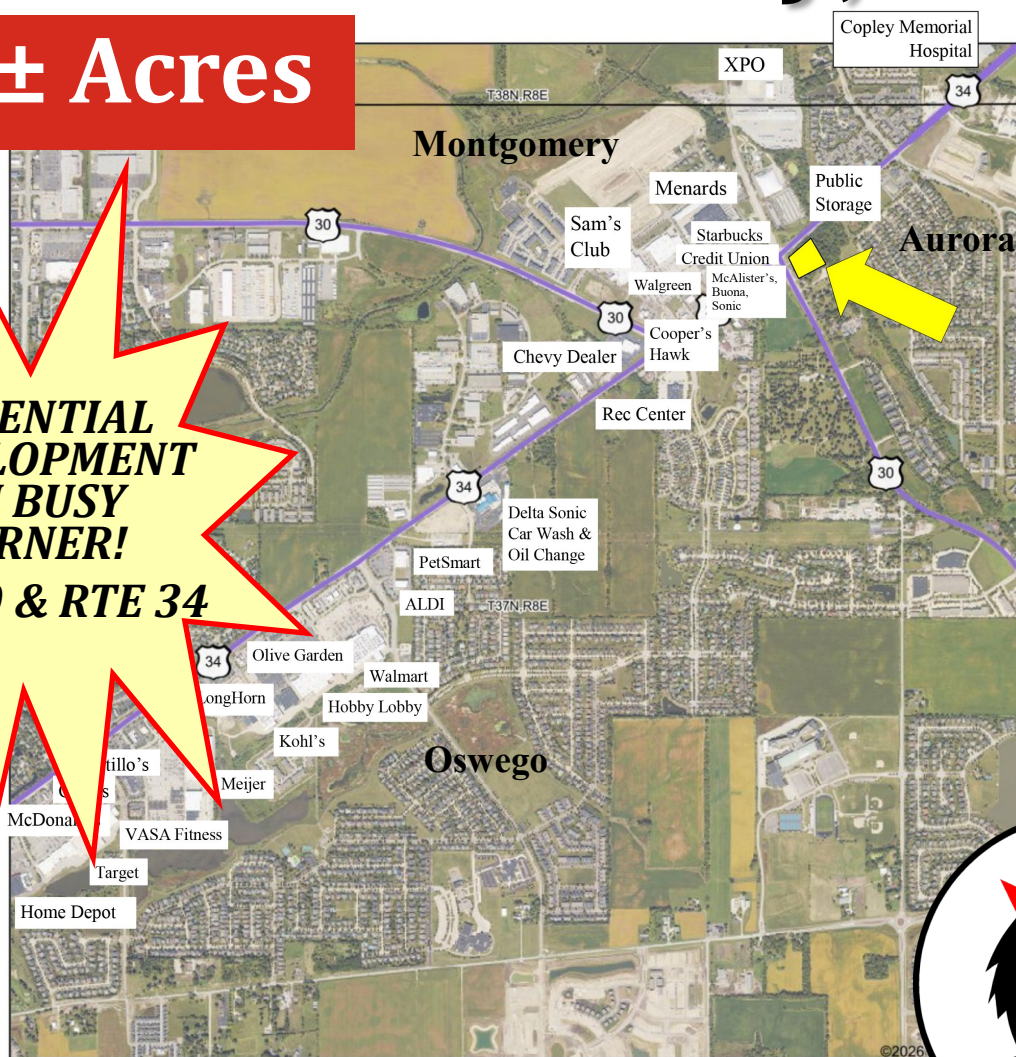
REAL ESTATE

Kendall County, IL.

3.08± Acres

**POTENTIAL
DEVELOPMENT
ON BUSY
CORNER!
RTE 30 & RTE 34**

(Subject to
Zoning
Approvals.)



\$26 PER SQ. FT.

ROOSTER AG' REALTY INC.

1100 S. County Line Rd

PO Box 297

Maple Park, IL 60151

DALTON JAHNTZ

Broker

Email: Dalton@roosterag.com

Phone: 630.525.1431



About the Property

Desirable Corner Location at a Busy Intersection!

The Rte 30 & Rte 34 Property is 3.08± acres located in Sections 1 & 2 of Oswego Township, Kendall County IL.

This property is conveniently located at the SE corner of Route 30 and Route 34 just west of Aurora, IL and Route 59.



GROSS ACRES:	3.08±
PRICE PER SQ. FT.:	\$26.00

An excellent location for potential development opportunities. (Subject to Zoning Approvals.)

Property is surrounded by residential communities, hospital, shopping, restaurants, banks and other business.

Close to LTL freight / transportation facility.

Sewer and water established in the surrounding area.

Be sure to make the most of this property's potential and its location!

Current zoning:

R3 - One Family Residential District

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Facts on the Area

- **Nearby Retail (Within 3 Miles):** Menards, Sam's Club, JC Penny, Walgreens, PetSmart, Kohl's, Best Buy, Dollar Tree, ALDI, Walmart Supercenter, Meijer, Target, The Home Depot.
- **Nearby Restaurants (Within 3 Miles):** Cooper's Hawk, Starbucks Coffee, Dunkin', McAlister's Deli, Buona Beef, Sonic, Olive Garden, LongHorn Steakhouse, Chipotle, Panda Express, Burger King, McDonald's, IHOP, Red Robin, Chili's, Portillo's, Five Guys, Culver's, Panera, Chick-fil-A.
- Copley Memorial Hospital is within 2 miles.
- **Surrounding Cities & Villages:** Aurora (Approx. Population: 179,898), Oswego (Approx. Population: 36,375), Montgomery (Approx. Population: 21,515)
- Aurora is the second-most populous city in Illinois, after Chicago, and the 144th-most populous city in the US.
- The Village of Oswego is among the fastest-growing communities in Illinois.
- **2023 Annual Average Daily Total Traffic Volume for the Intersection of Route 30 and Route 34 is Approx. 50,000 to 60,000.** (Based on information prepared by IDOT)
- **Oswego Demographics (2020-2024):**
 - >Population: 36,375
 - >Median annual household income: \$123,792
 - >Median age: 38.7
- **Montgomery Demographics (2020-2024):**
 - >Population: 21,515
 - >Median annual household income: \$103,734
 - >Median age: 35.3
- **Aurora Demographics (2020-2024):**
 - >Population: 179,898
 - >Median annual household income: \$93,633
 - >Median age: 35.2

* Demographics Data from <https://cmap.illinois.gov/> (Chicago Metropolitan Agency for Planning).

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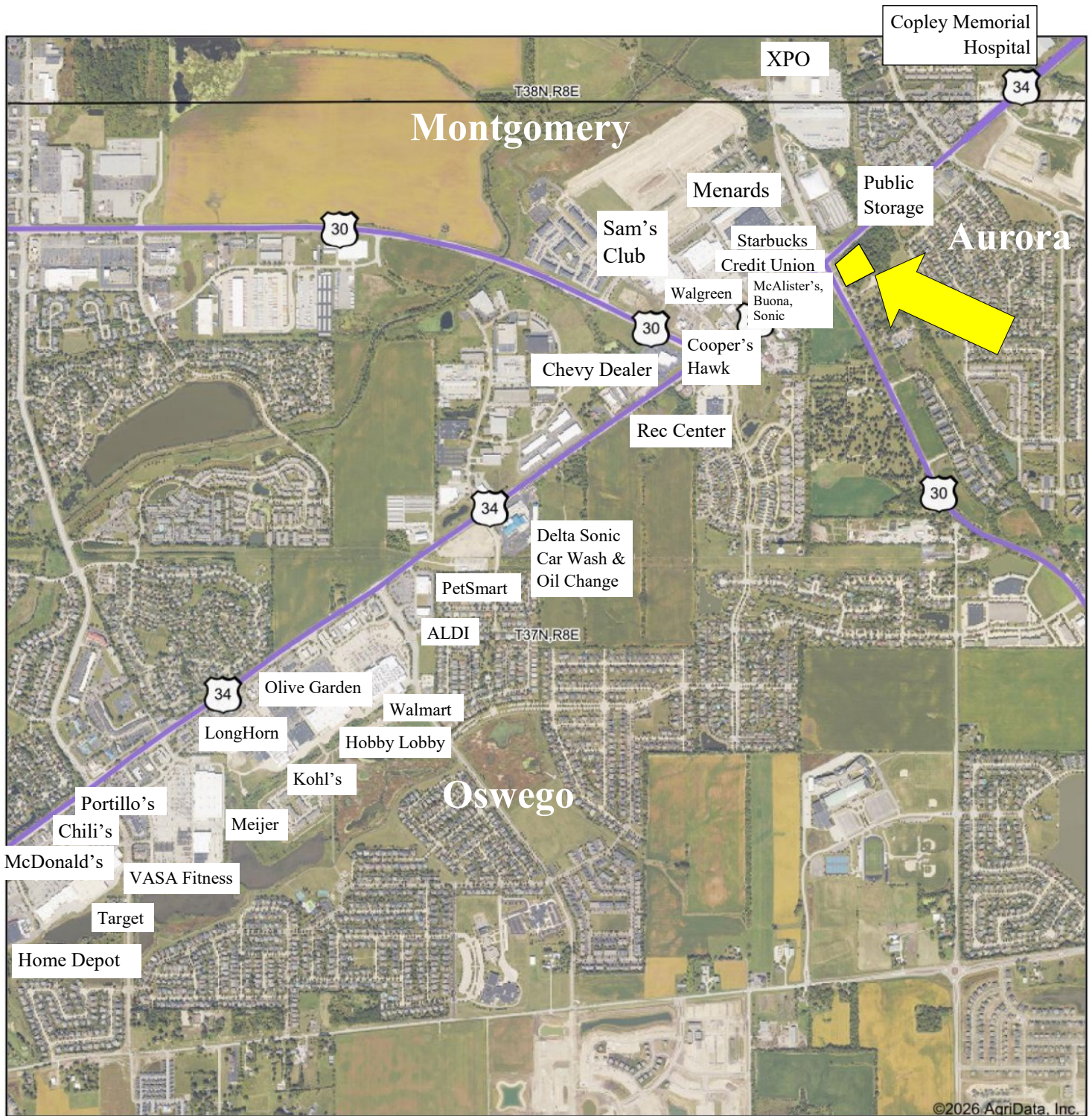
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Around the Area



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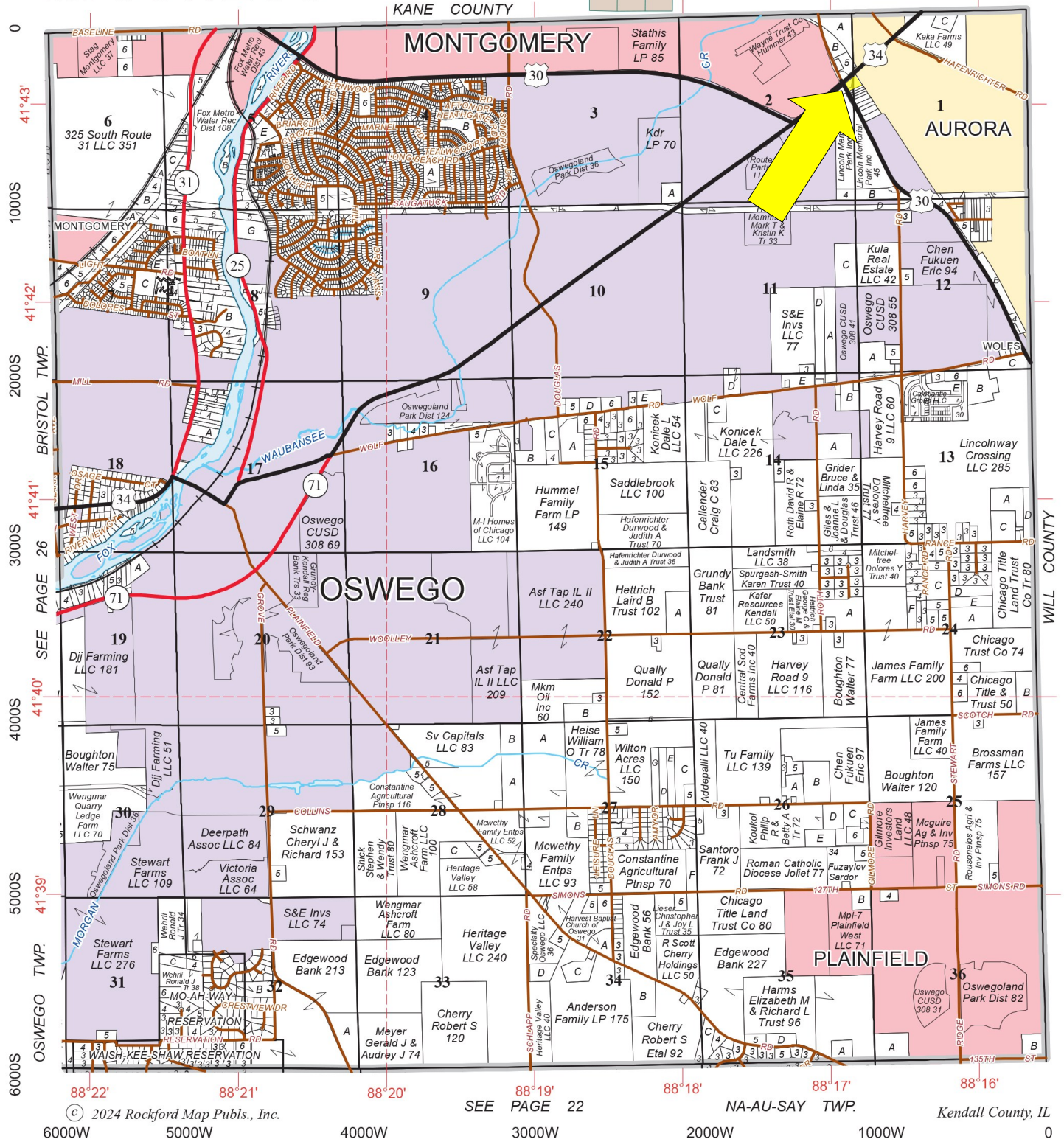
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EAST PART OSWEGO

Refer to page 46 for keyed parcels
T.37N.-R.8E.



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