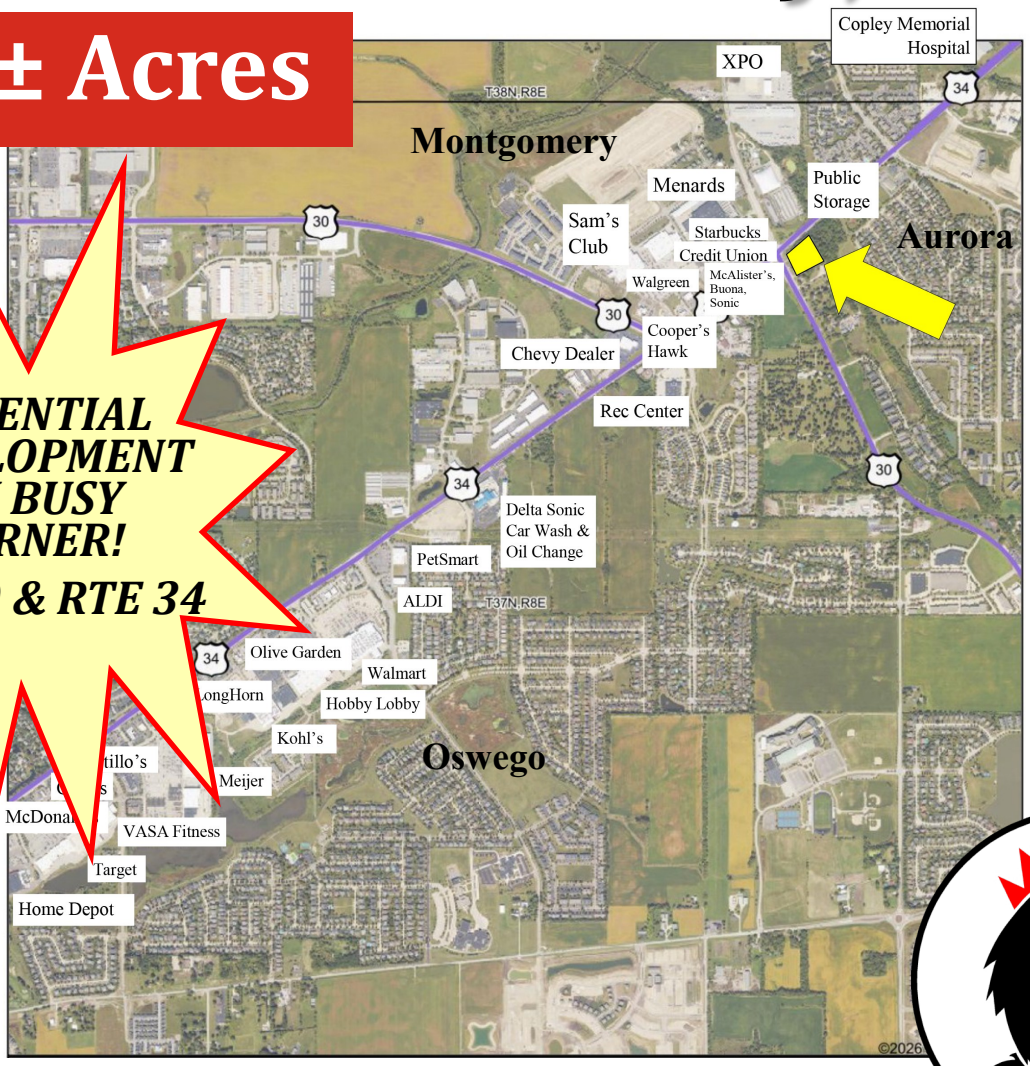
ROOSTER AG'

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 Section 1 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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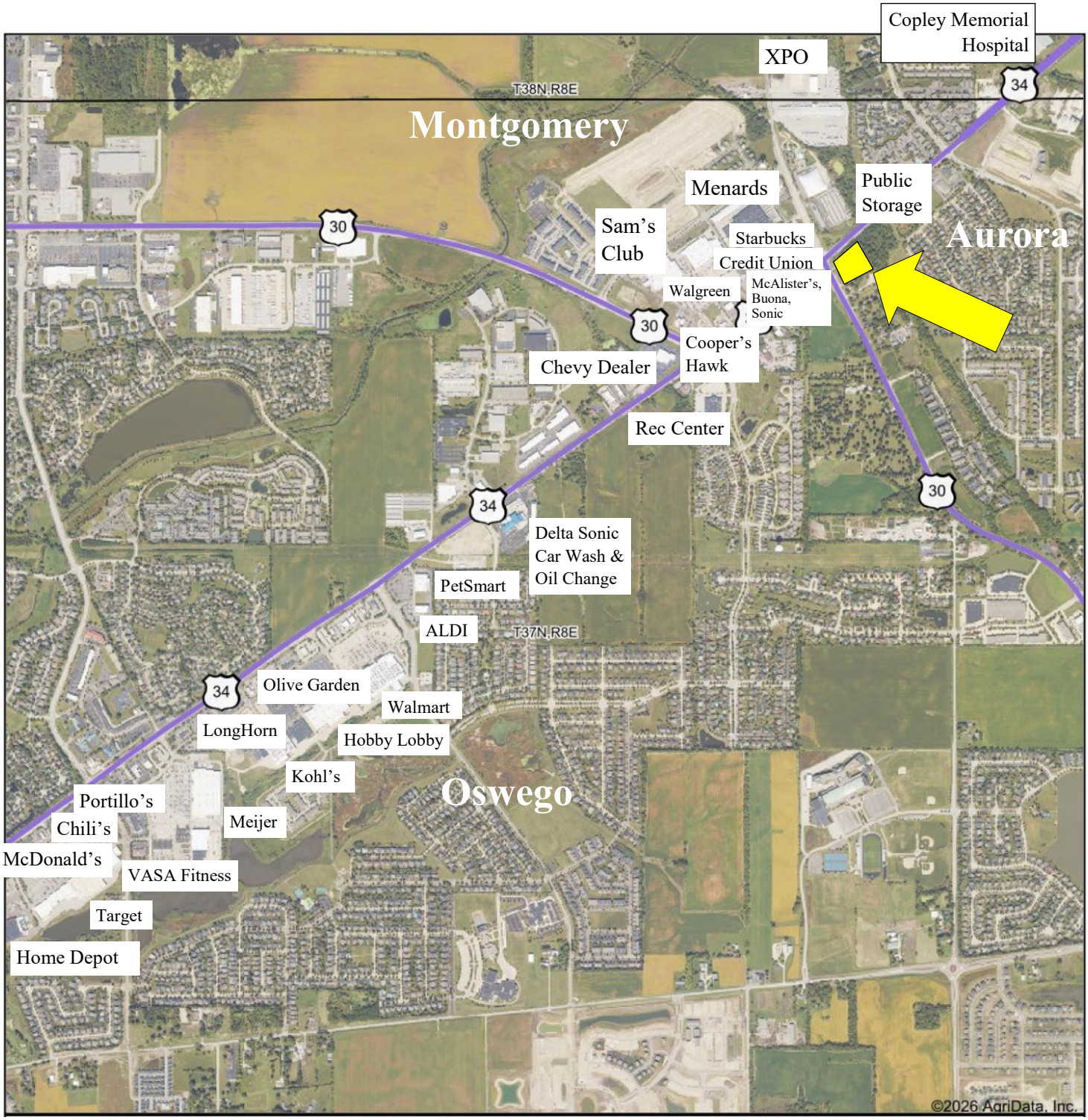
Around the Area



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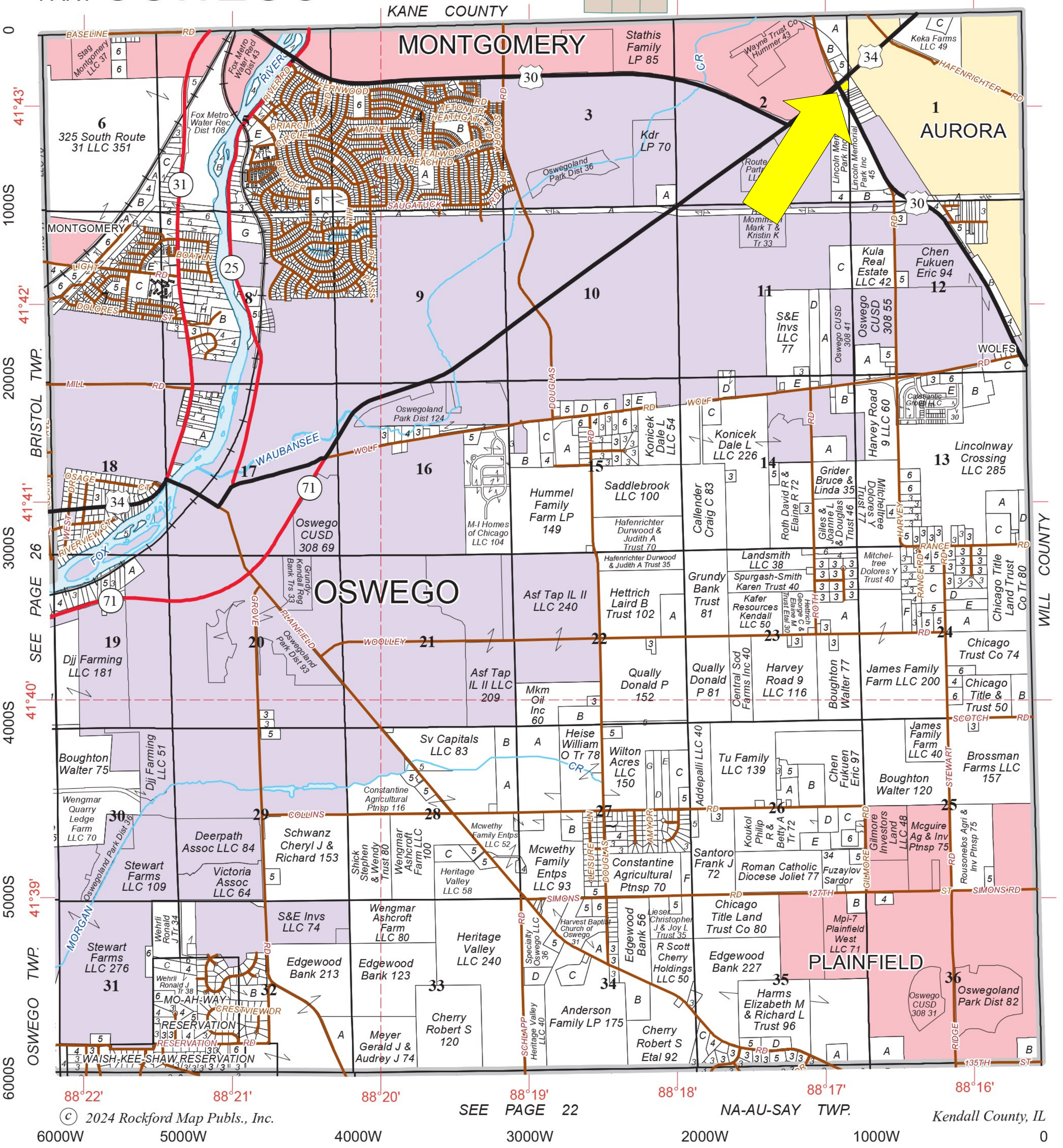
EAST PART OSWEGO

Refer to page 46 for keyed parcels

T.37N.-R.8E.



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