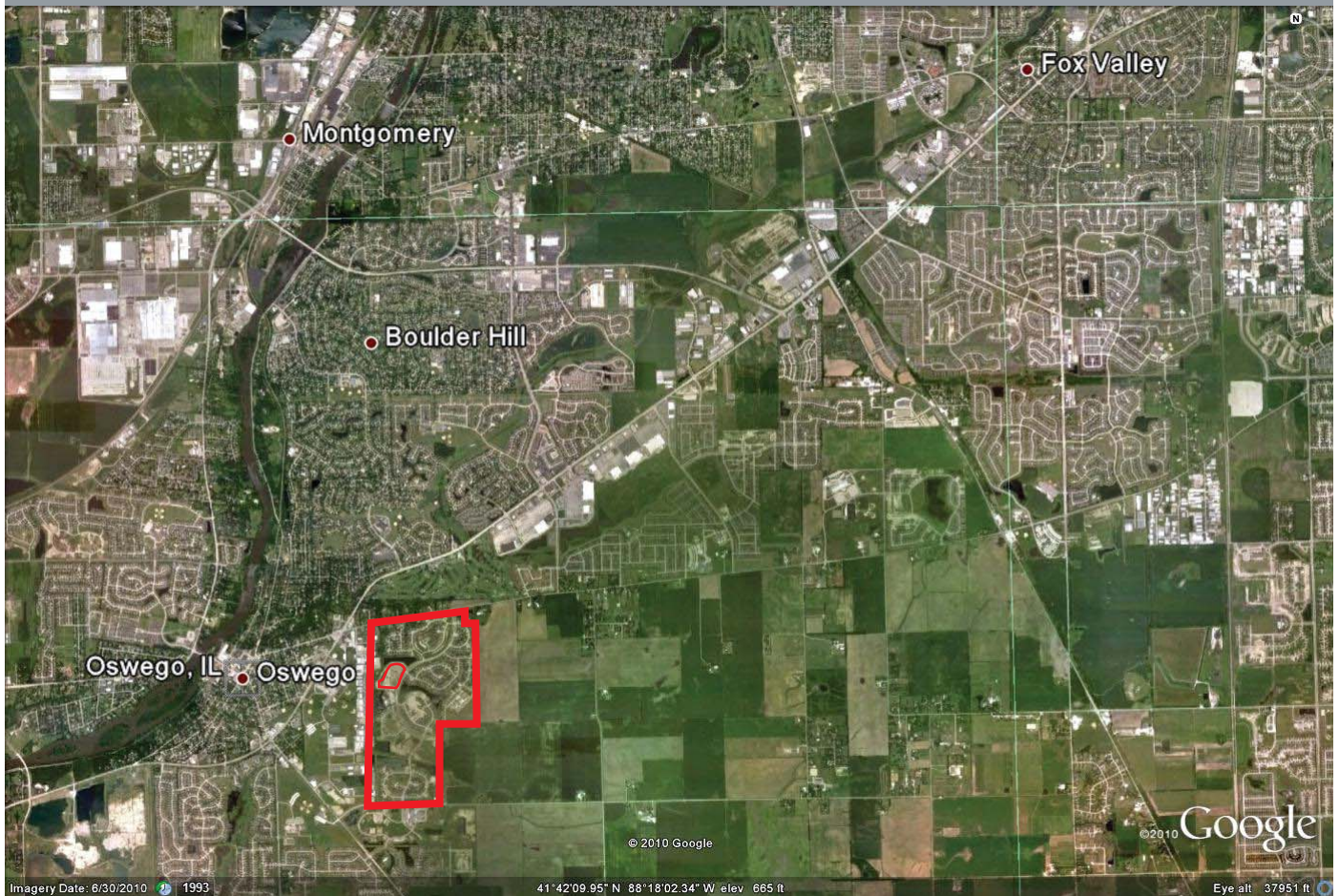


Southbury POD 3

Oswego Township • 13.88± acres • Kendall County, Illinois

105 unimproved townhome lots



Village of Oswego, Illinois



Tim Greene
Listing Agent

john greene Land Company

34 Rance Road
Oswego, IL 60543
630.551.3333 | 630.551.3434 (f)
www.johngreeneland.com

Southbury POD 3

Oswego Township • 13.88± acres • Kendall County, Illinois

Residential Land Opportunity Oswego, Illinois



john greene Land Company is proud to present Southbury, a bank-owned residential land development opportunity in what has been one of the fastest growing suburbs in the Chicago area.

Oswego, Illinois has all the infrastructure necessary to attract new homeowners, as well as those looking to relocate. Schools, shopping, restaurants, medical facilities, parks and transportation are all readily available to the residents of Southbury.

This undeveloped parcel, part of an existing residential development, is annexed to the village of Oswego. Preliminary plat approval is in place for 105 townhome lots.

The enclosed maps, plat and site information will show you how you can take advantage of the current market conditions.



john greene Land Company

Southbury POD 3

Oswego Township • 13.88± acres • Kendall County



Southbury entrance at Wolf Crossing

Property Features

ACREAGE

13.88± acres

PRELIMINARY ENGINEERING PLAN

105 townhome lots

LEGAL DESCRIPTION

A portion of the SW¼, Section 16, T.36N.-R.8E.,
Oswego Township, Kendall County, Illinois

ANNEXATION

Village of Oswego

SCHOOL DISTRICT - OSWEGO CUSD 308

- Southbury Elementary (onsite)
- Traugber Junior High School
- Oswego High School

PRICE (adjusted 2.4.10)

\$525,000

REAL ESTATE TAXES (2009)

\$263.02

PIN

03.16.300.028

SERVICES

- Oswego Police Department
- Oswego Fire Protection District
- Rush-Copley Medical Center

Dwelling Units - 105 (townhome)

Net Density - 7.56 DU/ac

photos: 8.19.09



looking north across POD 3



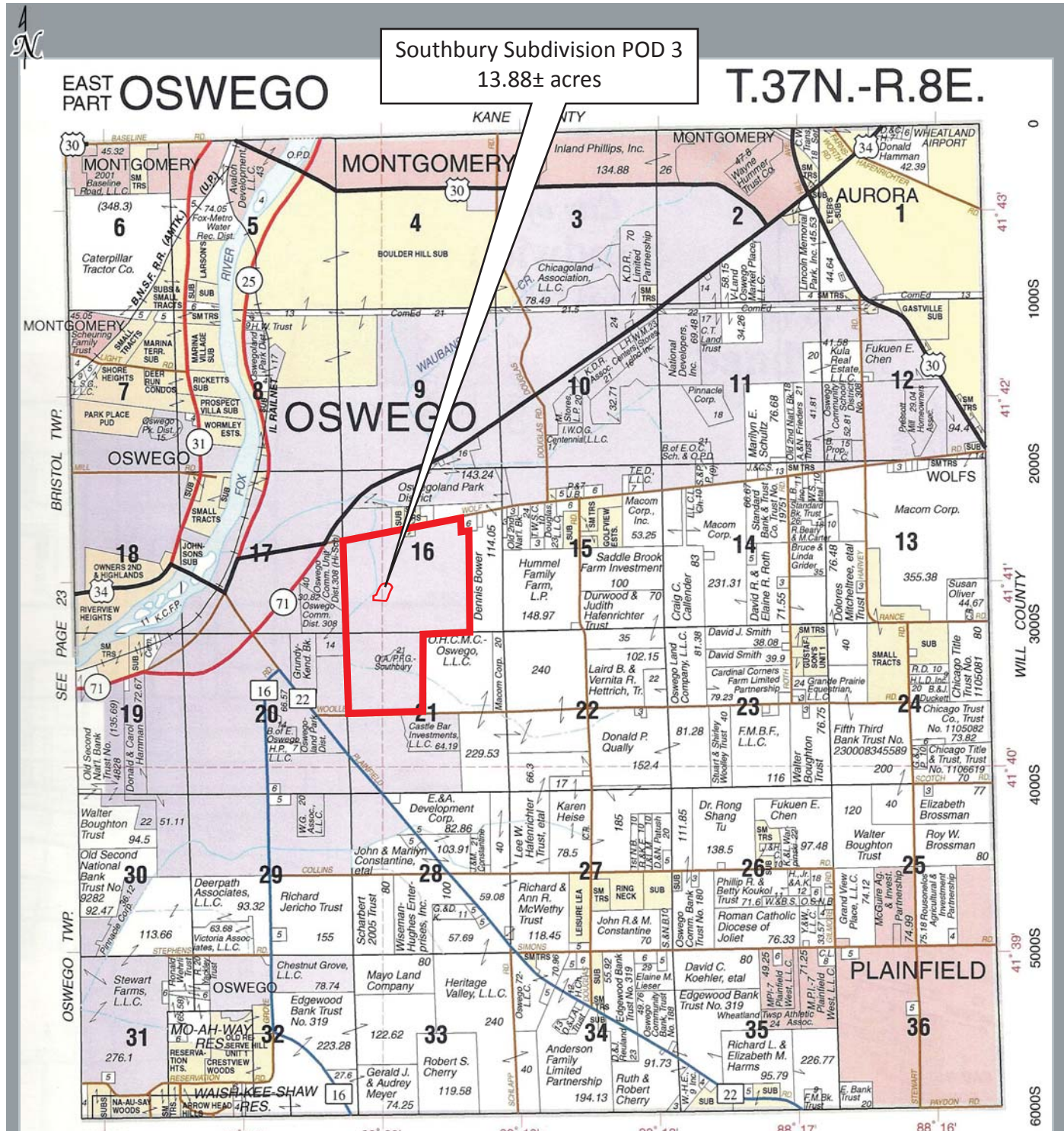
Tim Greene
Listing Agent

john greene Land Company

34 Rance Road
Oswego, IL 60543
630.551.3333 | 630.551.3434 (f)
www.johngreeneland.com

Southbury POD 3

Oswego Township • 13.88± acres • Kendall County, Illinois

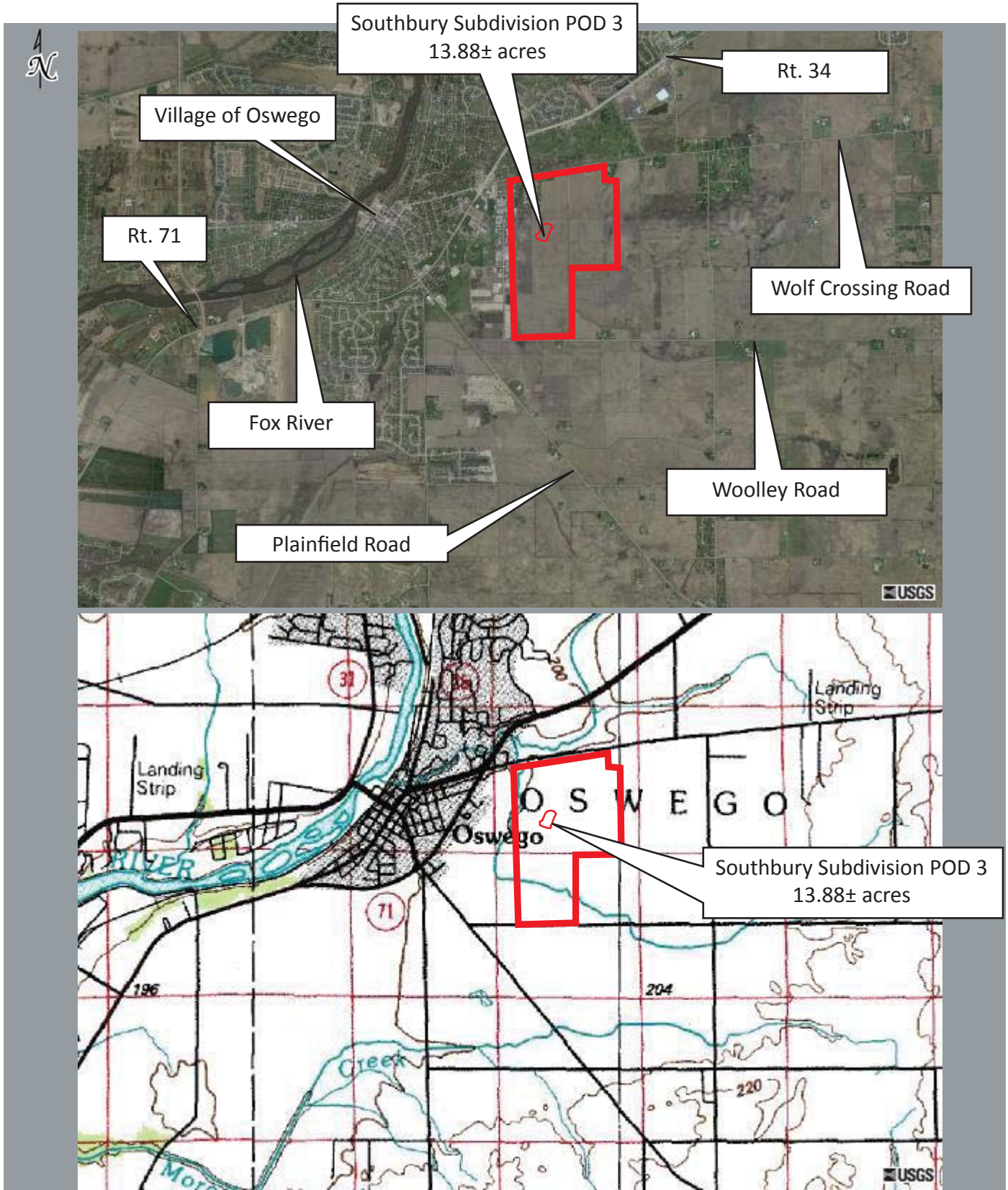


john greene Land Company

The information contained herein is from sources john greene Land Company deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2.4.10

Southbury POD 3

Oswego Township • 13.88± acres • Kendall County, Illinois



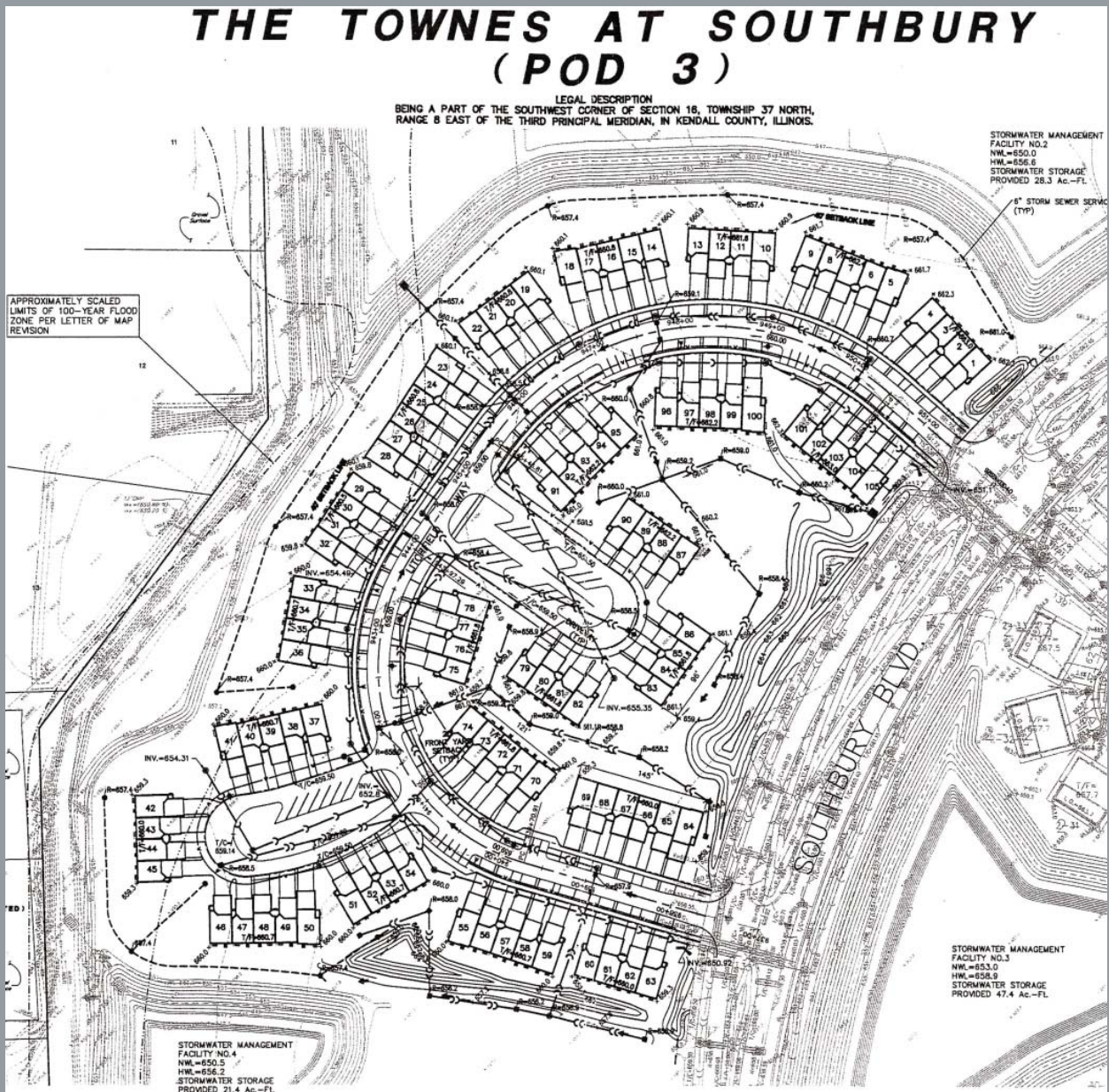
john greene Land Company

The information contained herein is from sources john greene Land Company deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2.4.10

Southbury POD 3

Oswego Township • 13.88± acres • Kendall County, Illinois

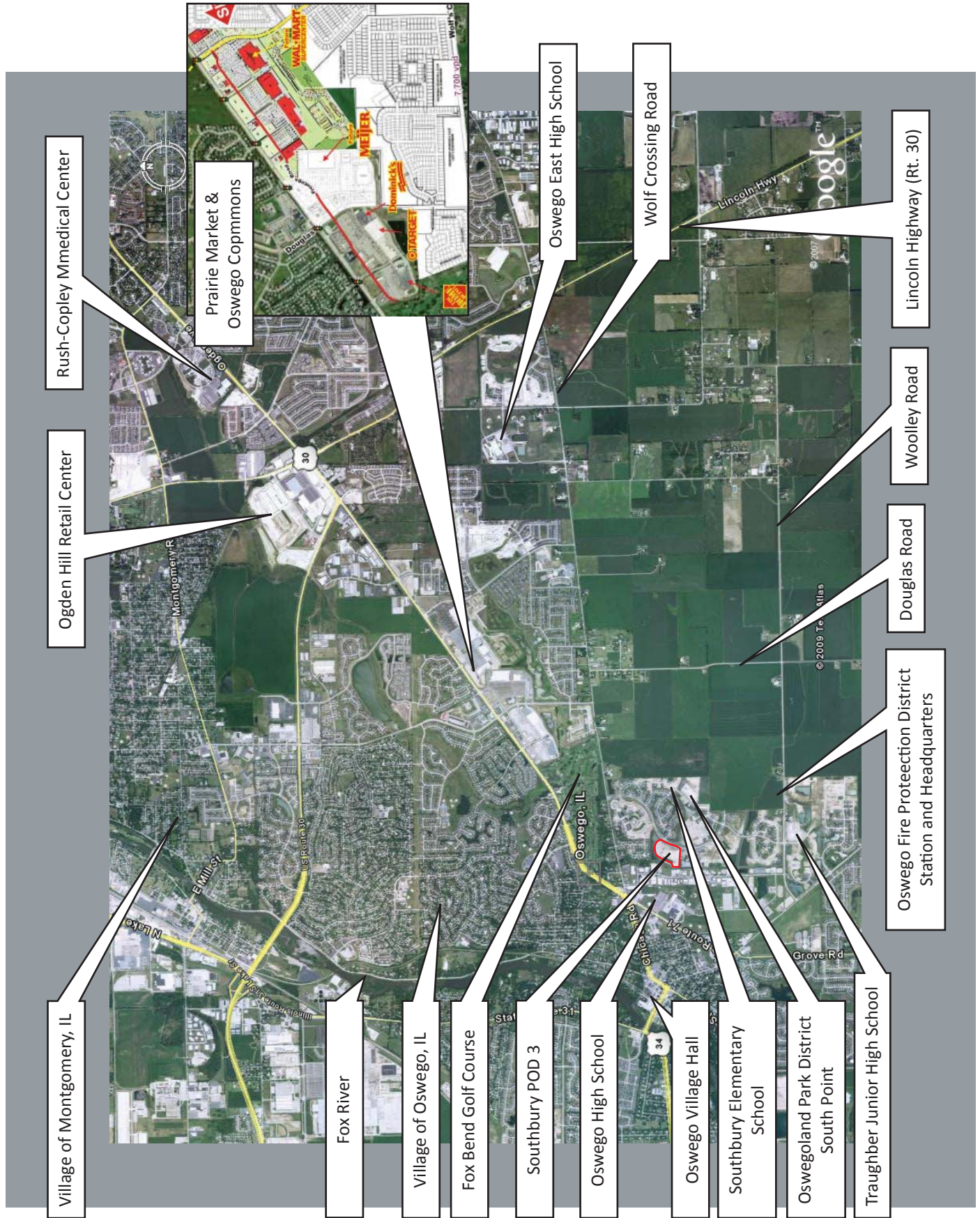
SITE DATA INFORMATION		
	AREA	PERCENTAGE OF SITE
BUILDING COVERAGE	2.94 Ac	21.2%
PAVEMENT COVERAGE	1.85 Ac	13.3%
R.O.W.	1.90 Ac	13.7%
OPEN SPACE	7.19 Ac	51.8%
TOTAL	13.88 Ac	100.0%
TOTAL NUMBER DWELLING UNITS (D.U.) - 105		
NET DENSITY - 7.56 D.U./Ac		



john greene Land Company

The information contained herein is from sources john greene Land Company deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2.4.10

Southbury POD 3



john greene Land Company

The information contained herein is from sources john greene Land Company deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 12.28.10

