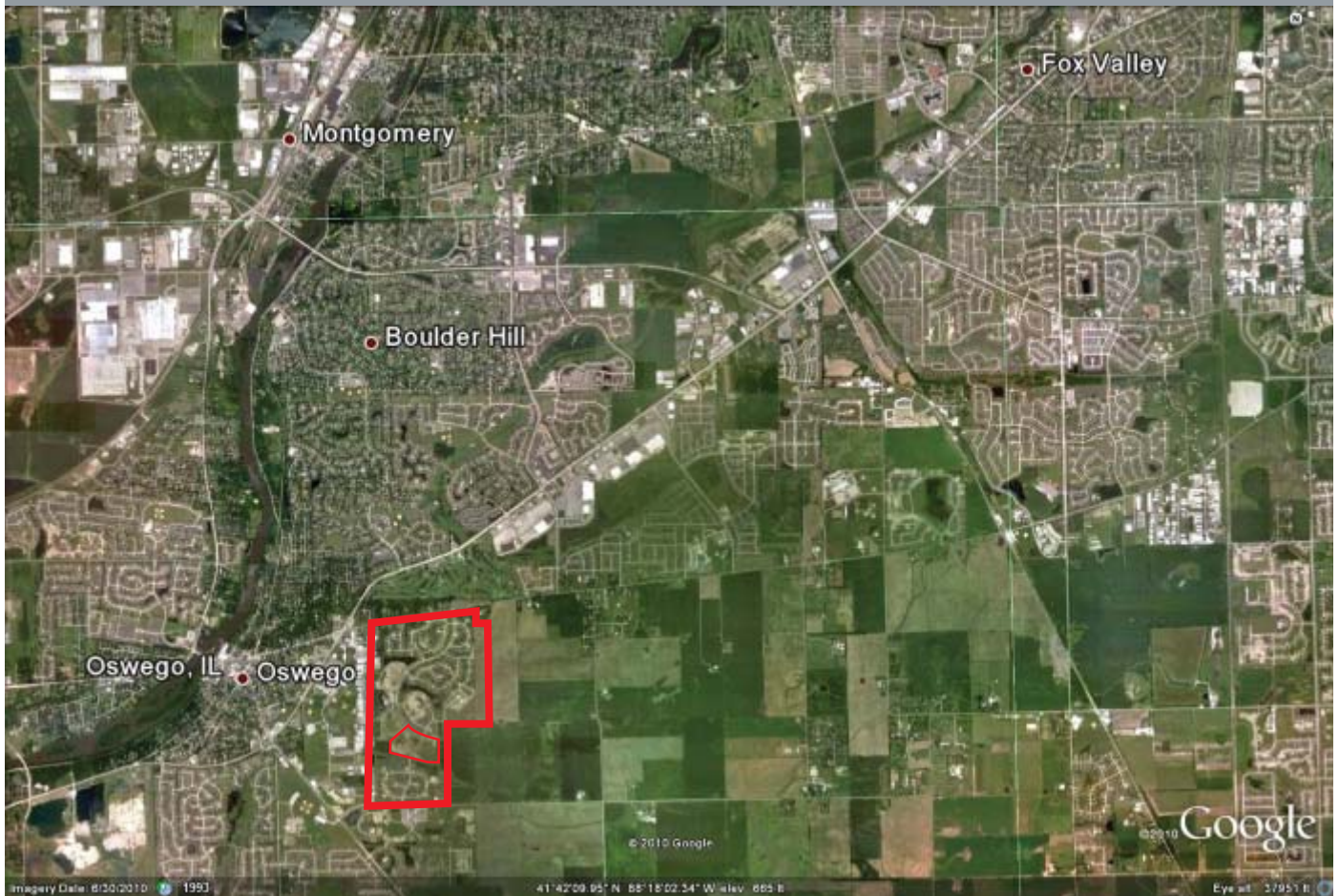


# Southbury POD 8

Oswego Township • 22.58± acres • Kendall County, Illinois

182 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](http://www.johngreeneland.com)

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## Residential Land Opportunity Oswego, Illinois

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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 182 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 8

Oswego Township • 22.58± acres • Kendall County



## Property Features

### ACREAGE

22.58± acres

### PRELIMINARY ENGINEERING PLAN

182 townhome lots

### LEGAL DESCRIPTION

A portion of the NW¼, Section 21, 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 2.4.11)

\$910,000

### REAL ESTATE TAXES (2009)

\$607.06

### PIN

03.21.100.020

### SERVICES

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

Dwelling Units - 182 (townhome)

Net Density - 7.99 DU/ac

photos: 8.19.09



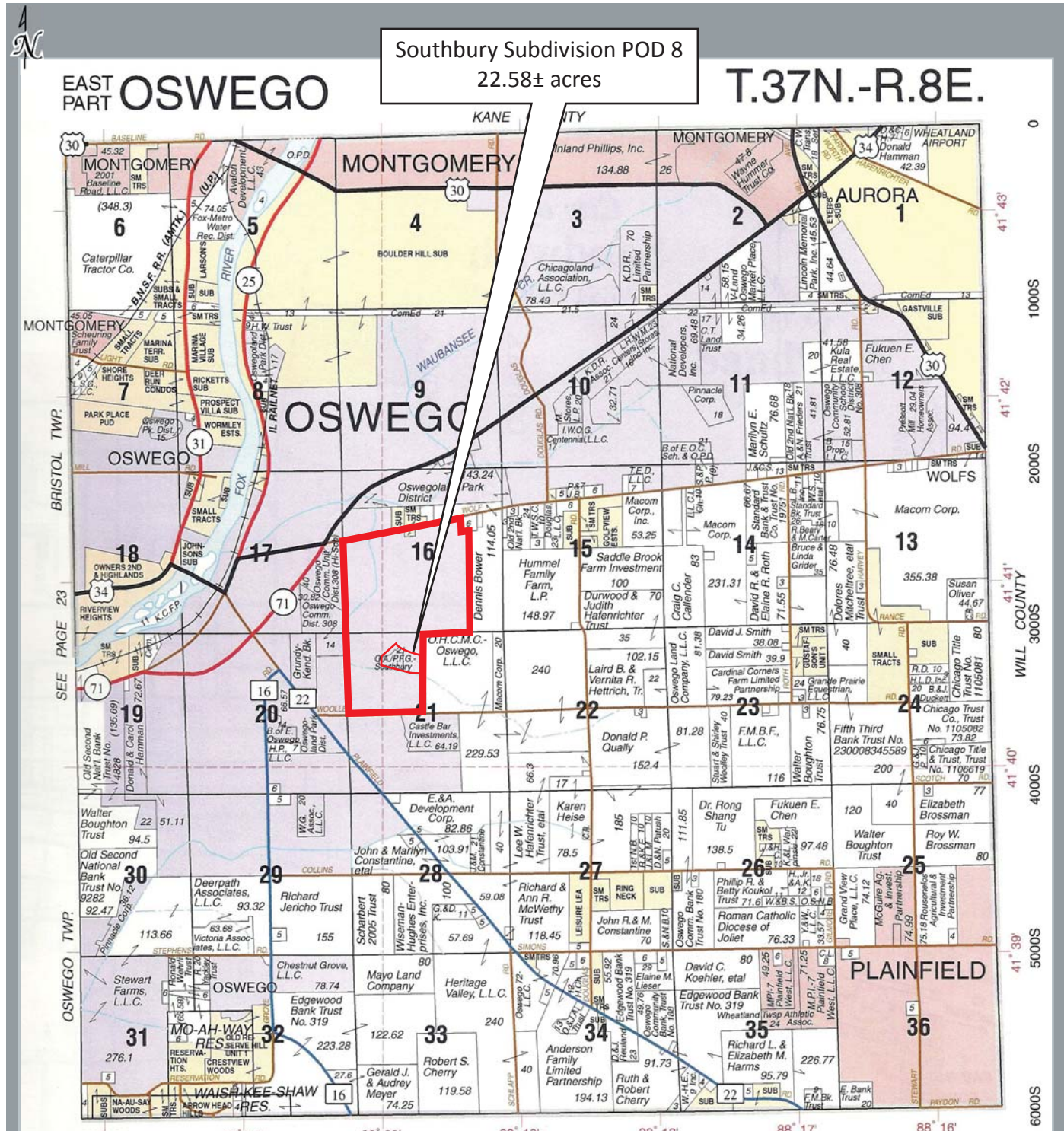
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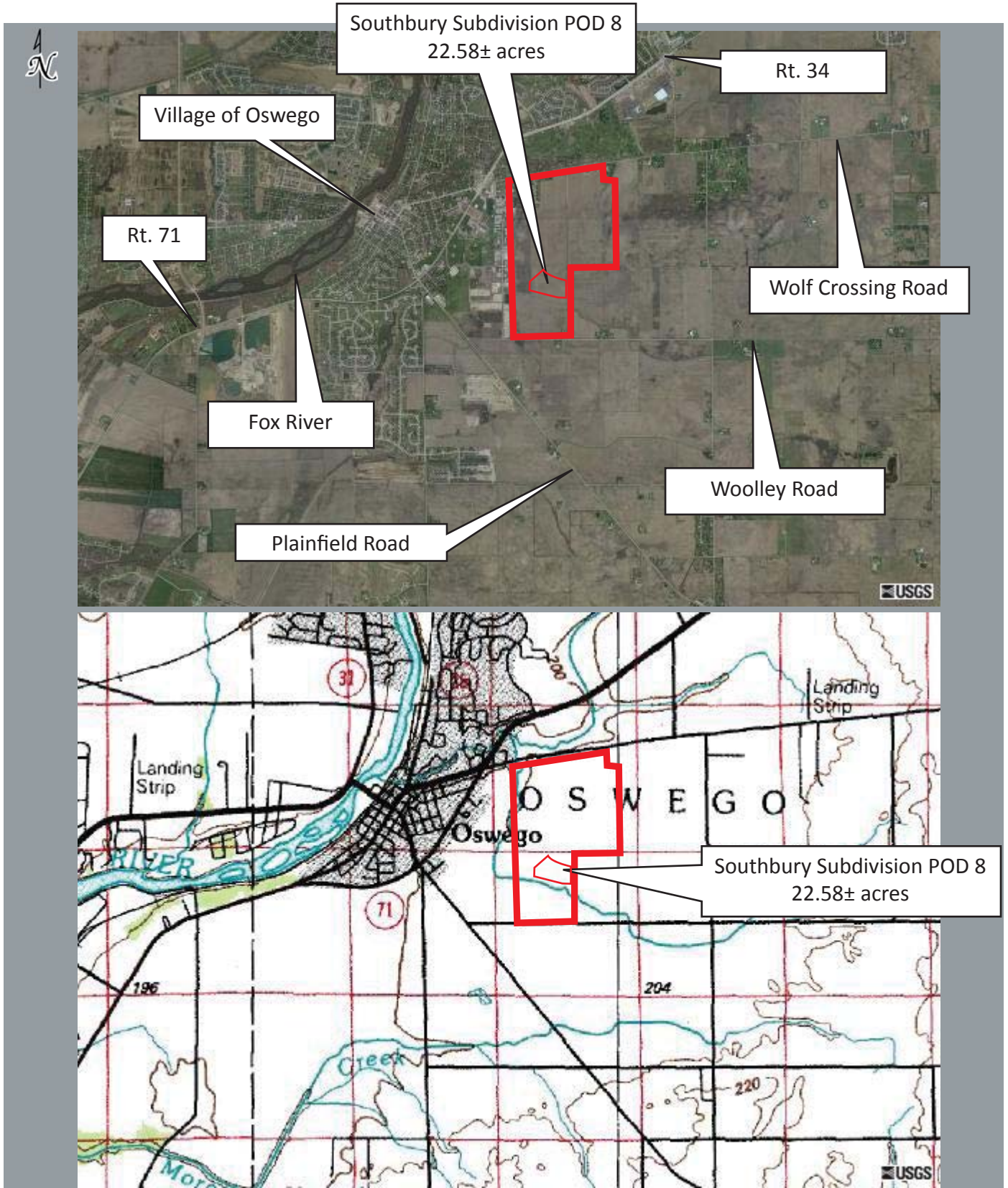


**john greene Land Company**

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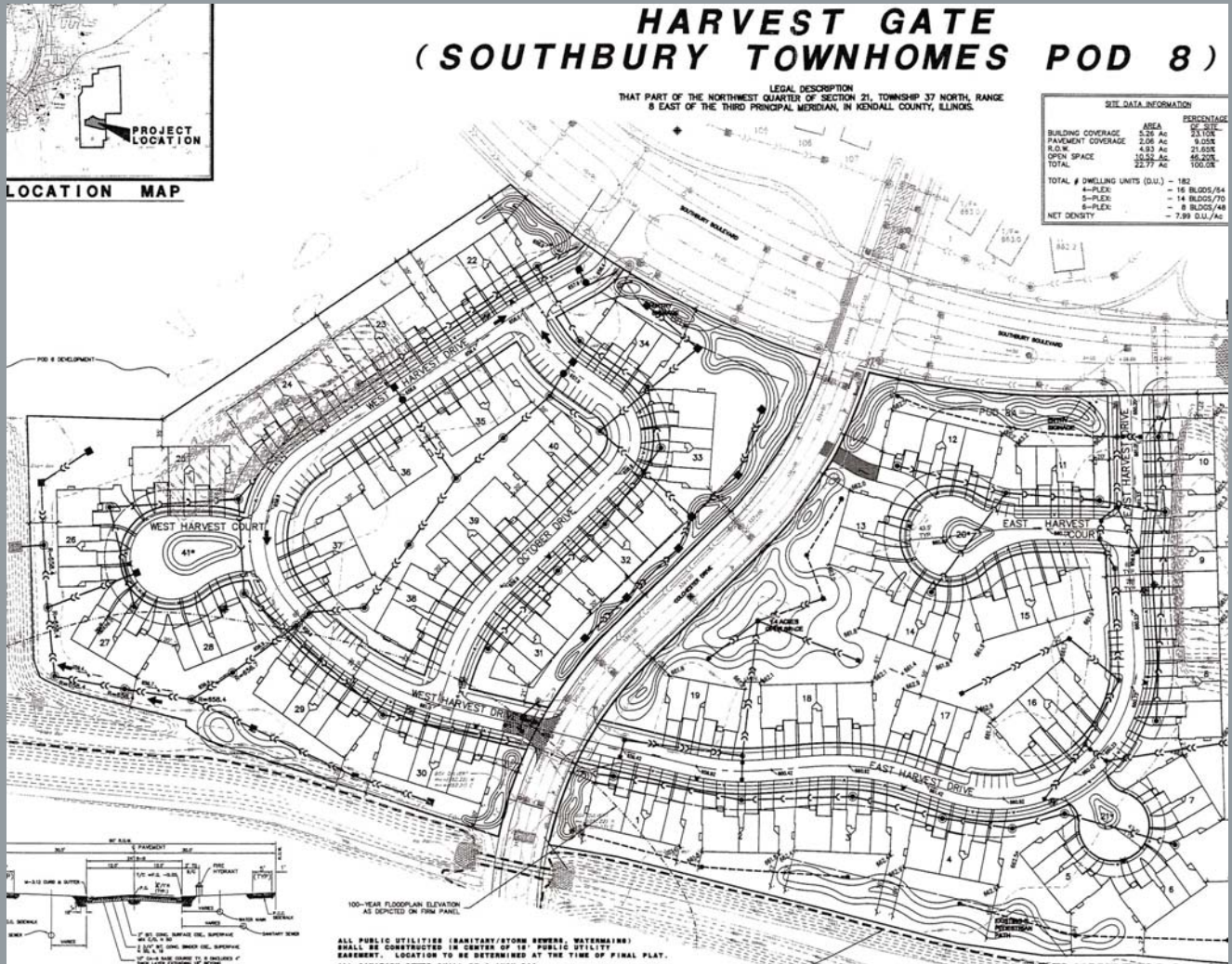
# Southbury POD 8

Oswego Township • 22.58± acres • Kendall County, Illinois

| SITE DATA INFORMATION |          |                    |
|-----------------------|----------|--------------------|
|                       | AREA     | PERCENTAGE OF SITE |
| BUILDING COVERAGE     | 5.26 Ac  | 23.10%             |
| PAVEMENT COVERAGE     | 2.06 Ac  | 9.05%              |
| R.O.W.                | 4.93 Ac  | 21.65%             |
| OPEN SPACE            | 10.52 Ac | 46.20%             |
| TOTAL                 | 22.77 Ac | 100.0%             |

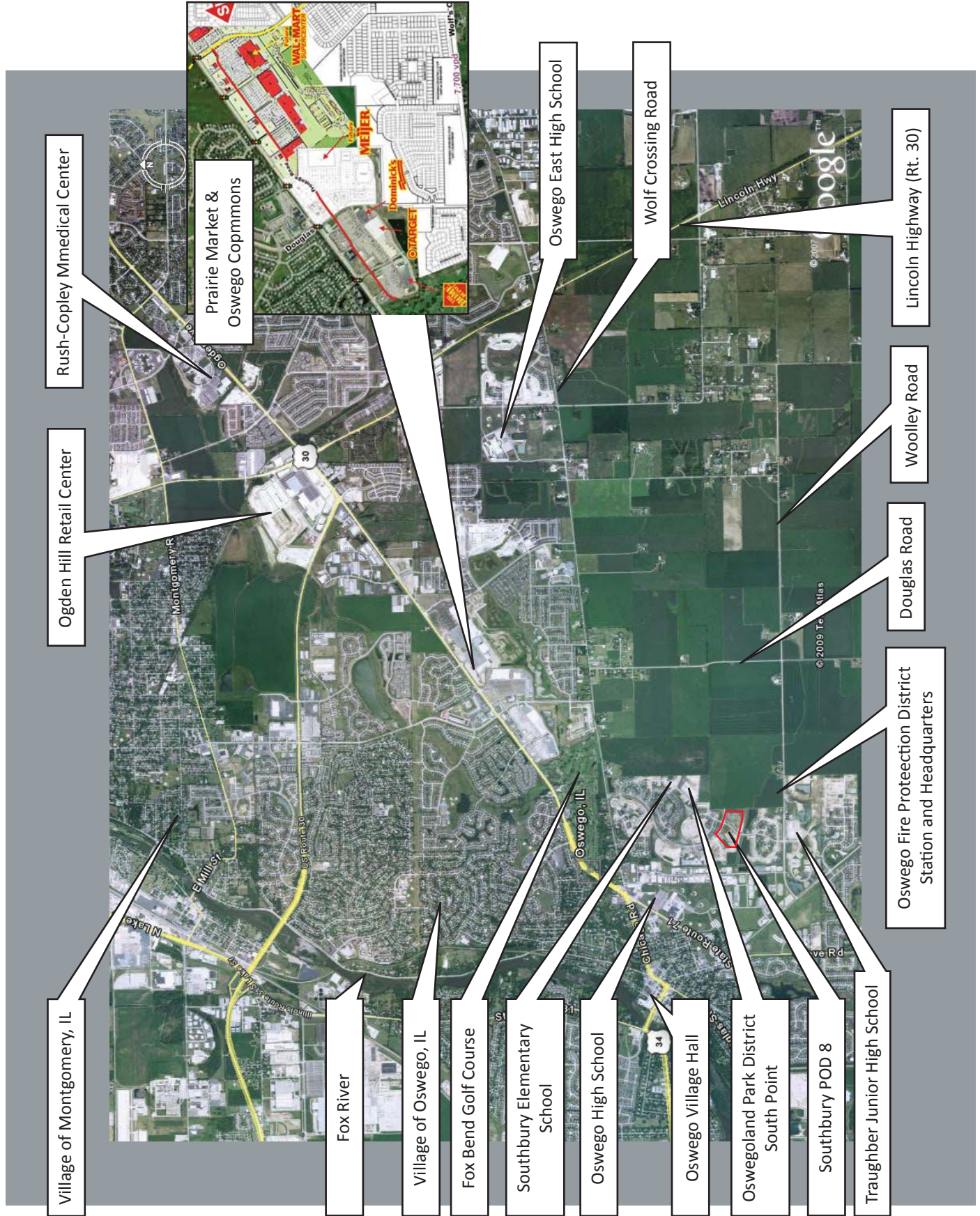
|                               |                     |
|-------------------------------|---------------------|
| TOTAL # DWELLING UNITS (D.U.) | - 182               |
| 4-PLEX:                       | - 16 BLDGS/64 UNITS |
| 5-PLEX:                       | - 14 BLDGS/70 UNITS |
| 6-PLEX:                       | - 8 BLDGS/48 UNITS  |
| NET DENSITY                   | - 7.99 D.U./Ac      |



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# Southbury POD 8



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