

6398 Ridge Rd

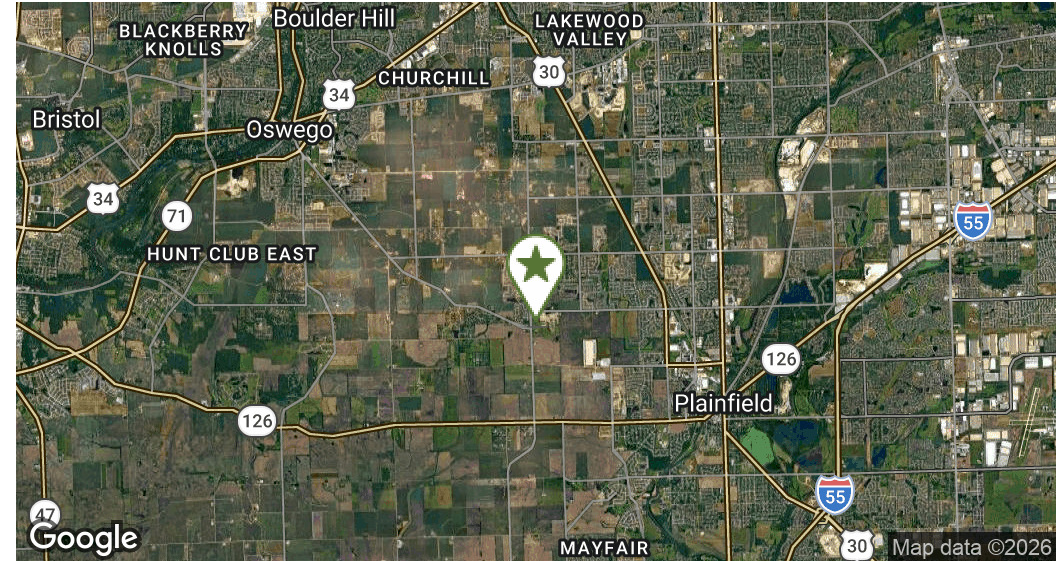
Oswego, IL 60543

LAND FOR SALE



john
greene
COMMERCIAL

john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$420,000 / acre
Lot Size:	4.4 Acres
Zoning:	A-1, Kendall County (06-01-200-015) R-1, Village of Plainfield (06-01-200-010)
Traffic Count:	14,748 Total VPD Ridge Rd + Plainfield Rd
Taxes:	\$9,436

PROPERTY OVERVIEW

4.4± AC of development land for sale. The larger parcel (3.9 AC) is located in Unincorporated Kendall County, and zoned A-1. The smaller parcel (0.57± AC) is located within the Village of Plainfield, and zoned R-1. Both parcels are identified in the Village of Plainfield's Future Land Use as Local Commercial. Site is located near multiple industrial and residential developments. Property currently consists of 2,322± SF single family home and outbuildings totaling approximately 5,500 sf. Outbuildings are 30'x30', 36'x50', 40'x66'.

PROPERTY HIGHLIGHTS

- Prime hard corner at signalized light
- Surrounded by development
- Future Rd to North to be completed fall/spring
- Utilities to Site
- Ideal gas, car wash, QSR or other development
- Site to annex to Plainfield

Jon Waldron
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The information contained herein is from sources john greene Real Estate 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 This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice.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. 2019



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06-01-200-015
3.9± AC
Zoned A-1, Kendall County

06-01-200-010
0.57± AC
Zoned R-1, Village of Plainfield

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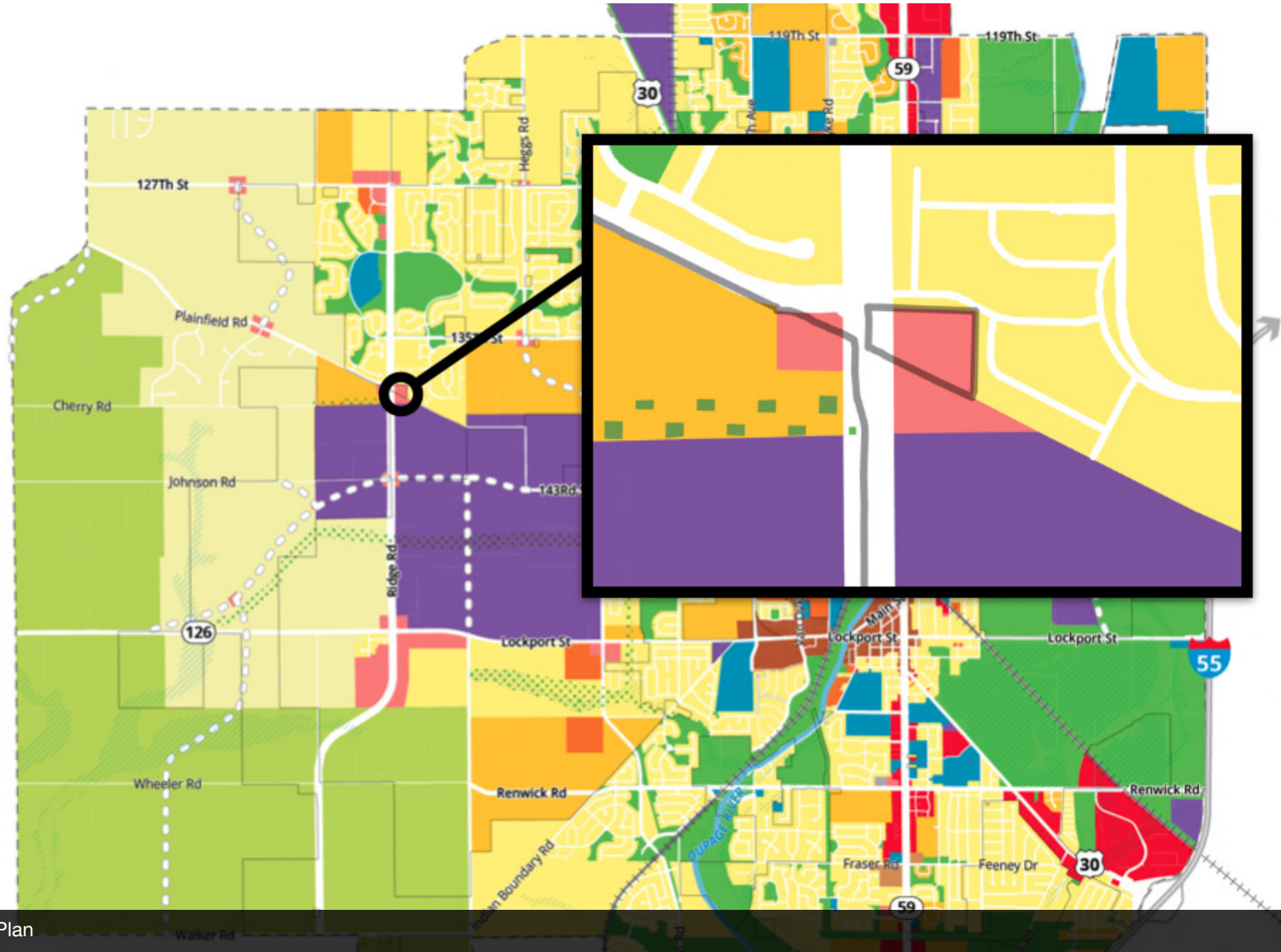
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Future Land Use

- Agriculture
- Rural Residential
- Single-Family Neighborhoods
- Mixed Residential
- Multifamily
- Mixed-Use
- Downtown District
- Local Commercial
- Corridor Commercial
- Industrial
- Civic and Institutional
- Parks and Open Space
- Transportation and Utilities

Context

- Planning Area Boundary
- Village of Plainfield
- Planned Roads
- Railroad
- 1% Annual Flood Hazard
- Green Belt



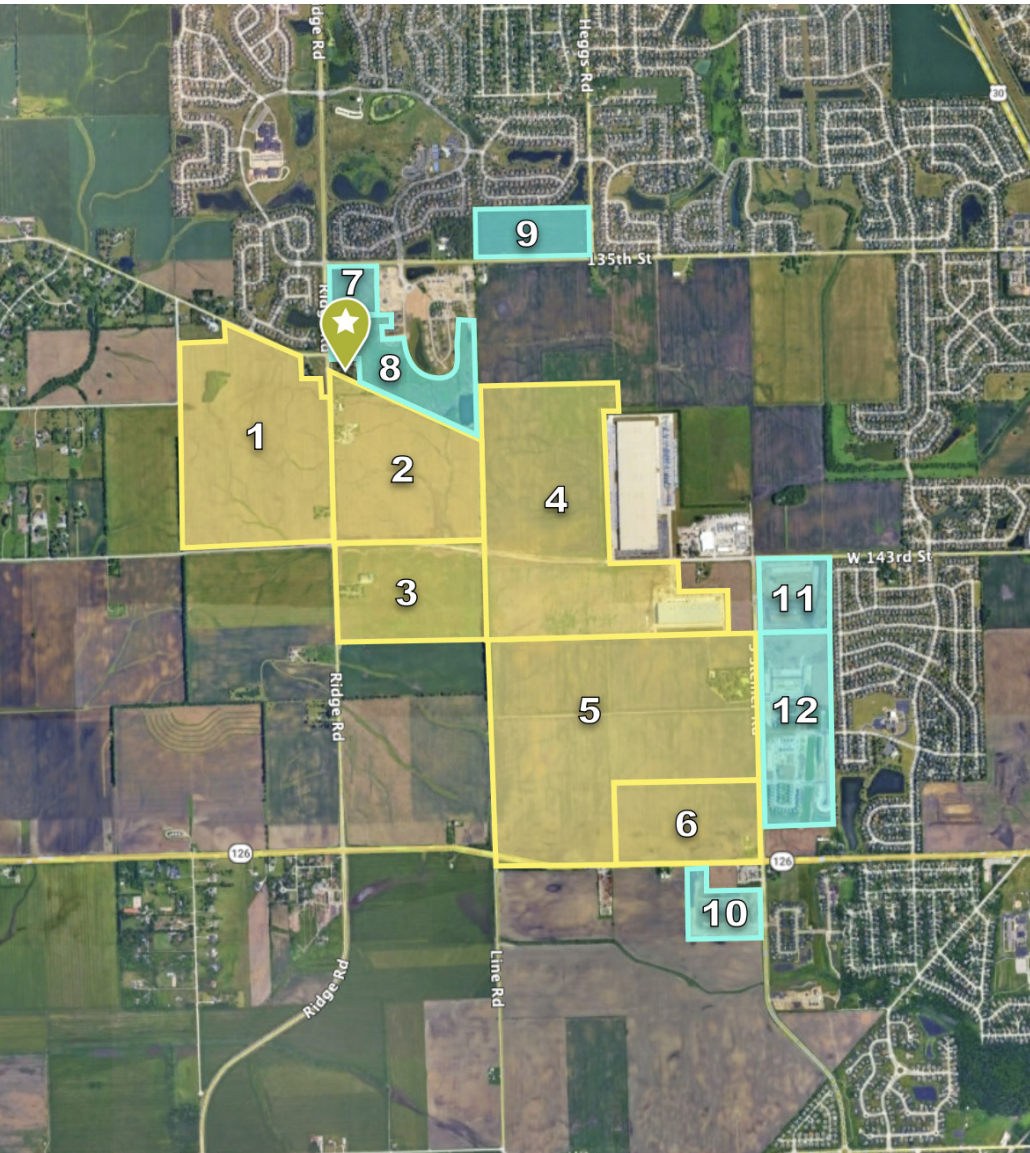
Obtained from Plainfield, IL Comprehensive Plan

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Industrial Developments

#	Project Name	Size	Details	Status
1	DPGF Plainfield & CORE5	211± AC	Light industrial development and business convenience site	Proposed
2	DHL North	138± AC	Two industrial buildings totaling 1.96m SF	Proposed
3	DHL Logistics	100± AC	1.2m SF warehouse facility	Under Construction
4	Plainfield Business Center	253± AC	Multi-building office/warehouse project	Under Construction
5	TCC Business Center	346± AC	4.9m SF of industrial/distribution center facilities	Approved
6	Plainfield Wheeler-Panattoni	80± AC	1.2m SF light industrial building	Proposed

Residential Developments

7	Playa Vista Townes Forestar	17± AC	118 unit single family townhome community	Approved
8	Playa Vista Phase 2 Forestar	67± AC	168 Single family home community	Under Construction
9	Leighton Pointe M/I Homes	41± AC	90 Single family home community	Under Construction
10	Autumn Glen	28± AC	176 Townhome units in 44 buildings	Under Construction
11	Lockley Park M/I Homes	38± AC	168 Townhome units	Under Construction
12	Greenbriar	98± AC	278 Single family home community	Under Construction

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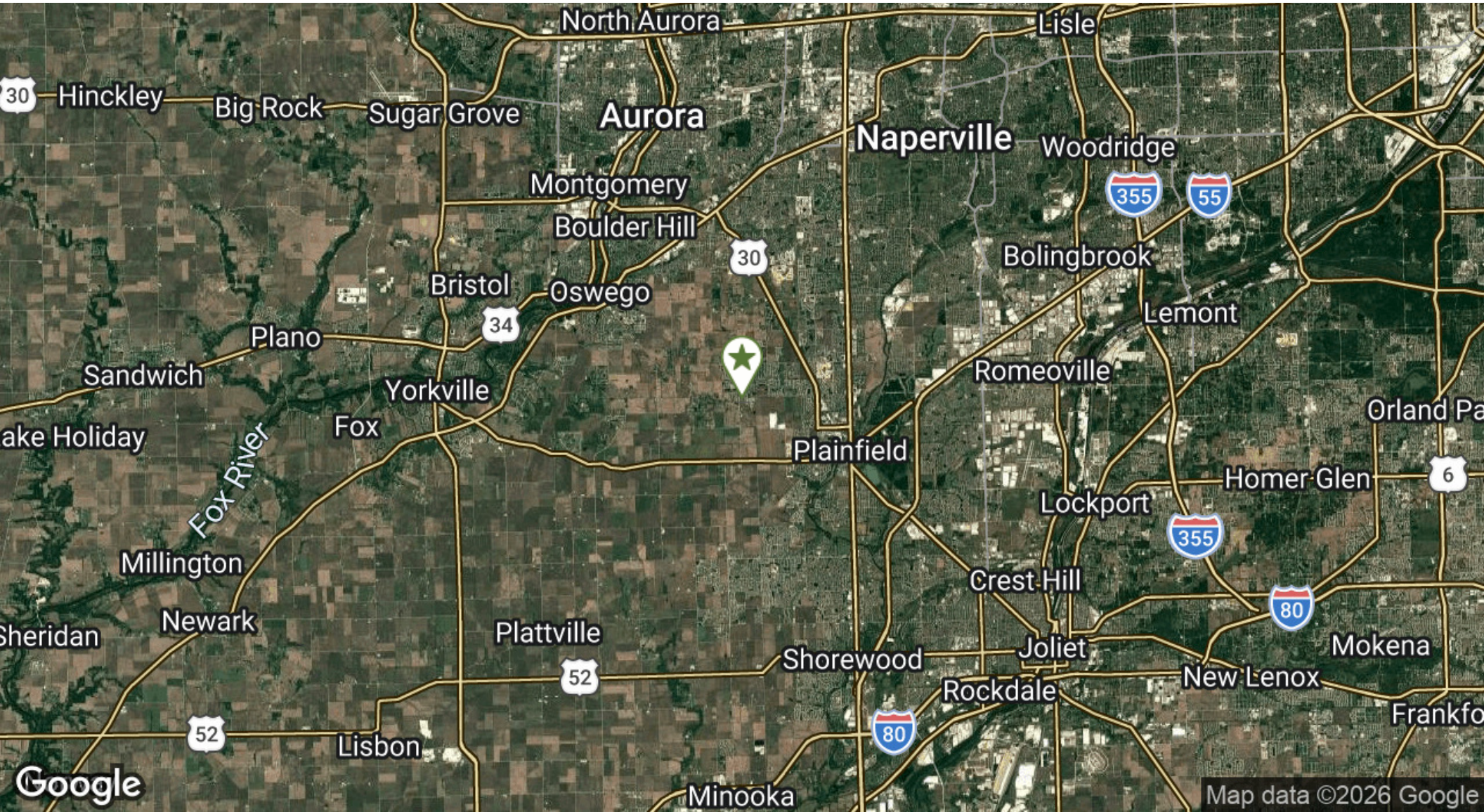
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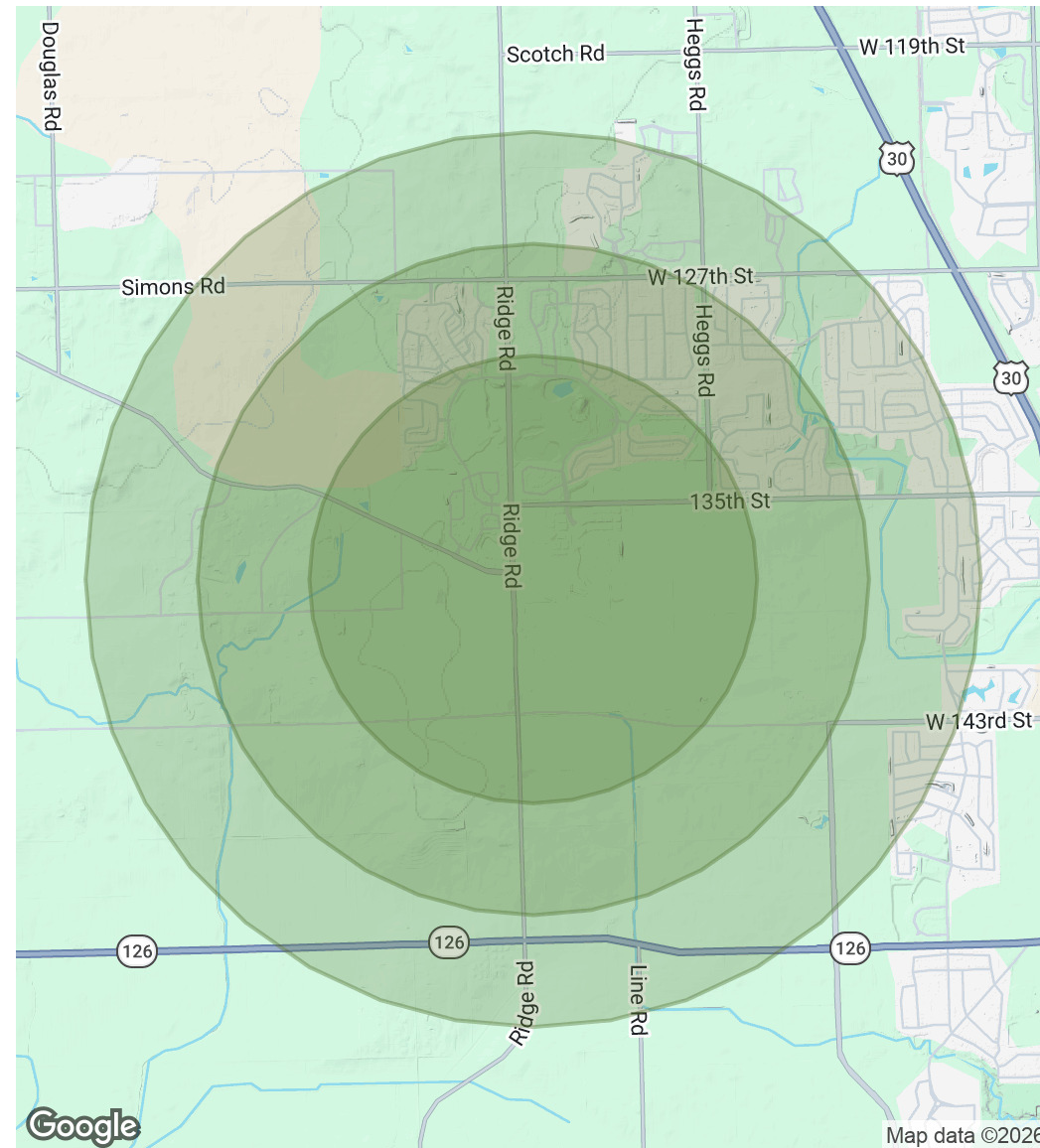
POPULATION

	1 MILE	1.5 MILES	2 MILES
Total Population	983	3,670	7,747
Average Age	40.4	40.5	38.7
Average Age (Male)	37.9	39.6	36.8
Average Age (Female)	41.3	40.6	39.3

HOUSEHOLDS & INCOME

	1 MILE	1.5 MILES	2 MILES
Total Households	288	1,103	2,271
# of Persons per HH	3.4	3.3	3.4
Average HH Income	\$194,411	\$196,530	\$191,841
Average House Value	\$426,175	\$460,894	\$439,920

2023 American Community Survey (ACS)



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