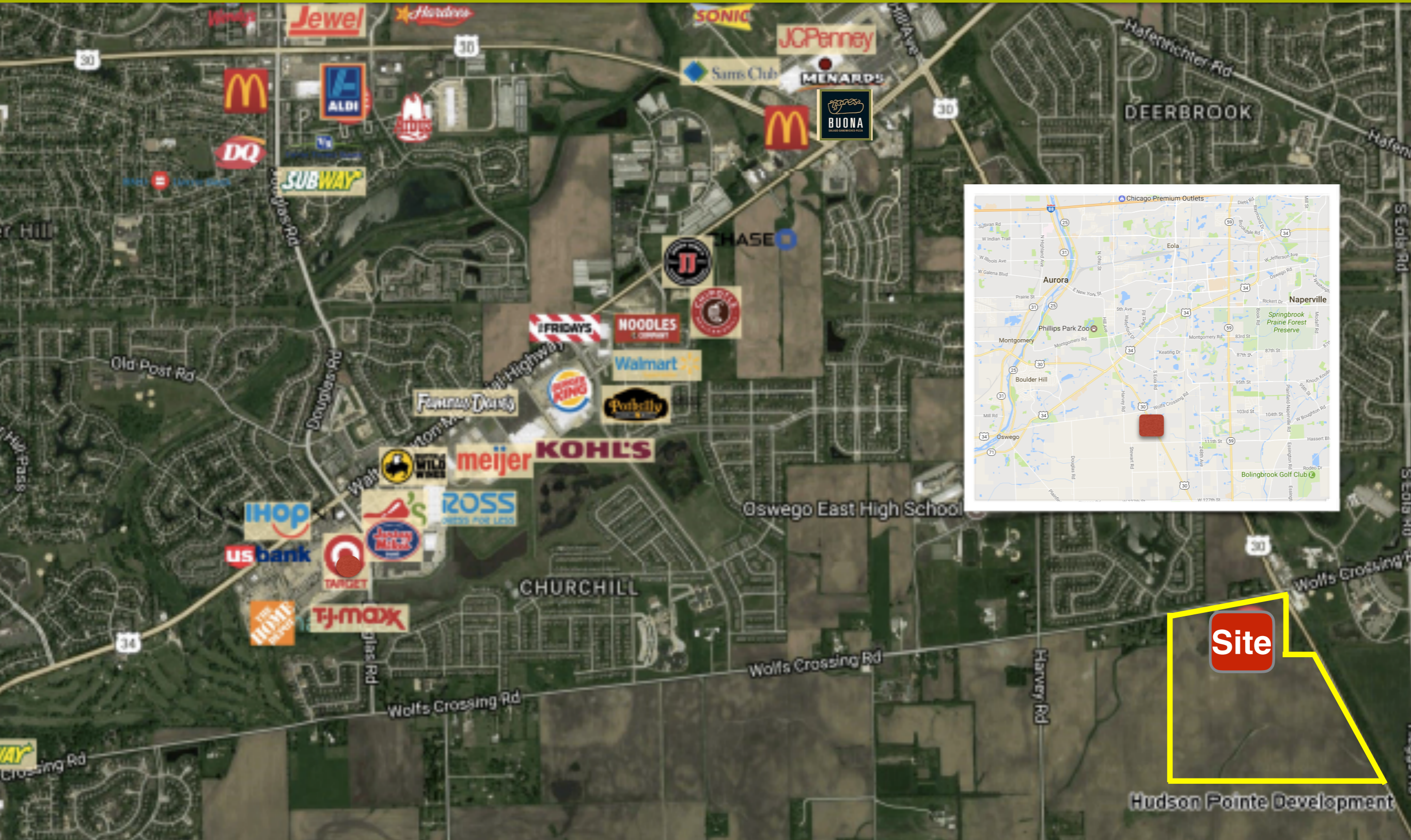


# Hudson Pointe Development SWC Route 30 & Wolf's Crossing Road Oswego, Illinois 60543



**Shamus Conneely, Broker**  
773.814.3378  
[ShamusConneely@johngreeneCommercial.com](mailto:ShamusConneely@johngreeneCommercial.com)

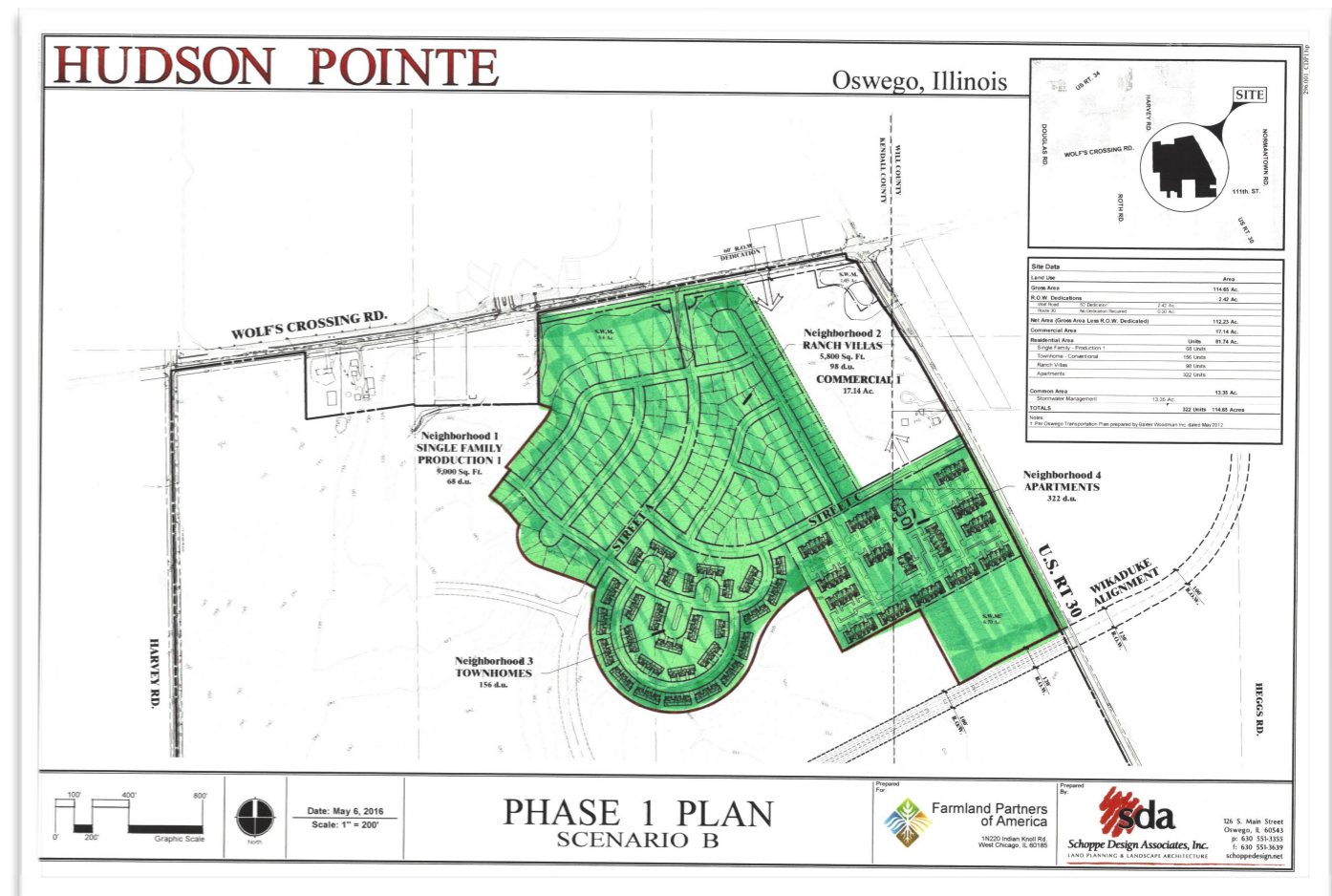
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# Hudson Pointe Development

SWC Route 30 & Wolf's Crossing Road, Oswego, Illinois

## PROPERTY DETAILS

- 82 Acres at the SWC Route 30 & Wolf's Crossing Road in the Village of Oswego
- Approved for Commercial and Residential Development
- Ideal for multi family or residential
- Utilities at Site
- Oswego School District #308
- Convenient to Oswego, Plainfield and Naperville
- Within 10 minutes to I-88
- Average daily traffic counts of 16,900 vpd on Route 30 and 10,800 vpd on Wolf's Crossing.
- Site currently being farmed



## Concept Plan



Shamus Conneely

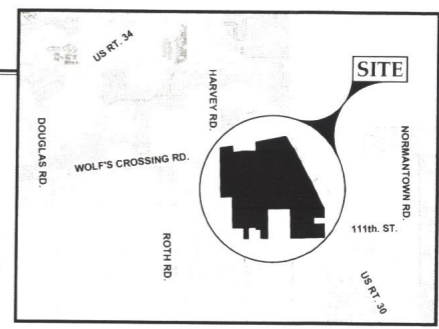
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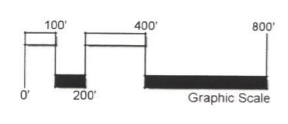
# HUDSON POINTE

Oswego, Illinois



Site Data	
Land Use	Area
Gross Area	114.65 Ac.
R.O.W. Dedications	2.42 Ac.
Wolf Road 50' Dedication	2.42 Ac.
Other St. No Dedication Incurred	0.00 Ac.
Net Area (Gross Area Less R.O.W. Dedicated)	112.23 Ac.
Commercial Area	17.14 Ac.
Residential Area	Units 81.74 Ac.
Single Family - Production 1	68 Units
Townhome - Conventional	156 Units
Ranch Villas	98 Units
Apartments	322 Units
Common Area	13.35 Ac.
Stormwater Management	13.35 Ac.
<b>TOTALS</b>	<b>322 Units 114.65 Acres</b>

Notes:  
1 Per Oswego Transportation Plan prepared by Baxter Woodman Inc. dated May 2012



Date: May 6, 2016  
Scale: 1" = 200'

## PHASE 1 PLAN SCENARIO B

Prepared For:  
**Farmland Partners of America**  
1N220 Indian Knoll Rd.  
West Chicago, IL 60185

Prepared By:  
**sda**  
**Schoppe Design Associates, Inc.**  
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