

27 W. Adams Street



59 S Adams St - 59 South Adams St, Oswego, IL



Washington St / Rt 31 / Fox River
 Land - Western East/West Corr
 Submarket
 Oswego, IL 60543

2.38 AC Lot
103,673 SF Lot
Retail Zoning

Sale

Sold Price **\$995,000 (\$418,066/AC - \$9.60/SF)**
 Date **Dec 2016**
 Sale Type **Investment**

Land

Type **2 Star Commercial Land**
 Location **Suburban**
 Zoning **Retail**

Land AC - Gross **2.38 AC** Land SF - Gross **103,673 SF**
 Topography **Level**

On Sites **Previously developed lot**
 Proposed Use **Office, Office Park, Retail**

Walk Score® **Very Walkable (71)**

Land Notes

- High visibility development site on Fox River adjacent to new city park
- High traffic count
- 2.7 acres with potential expansion land
- Across the street from newly developed retail / office project
- Potential of 40-50 condos with 10,000 - 15,000 SF of retail space

Public Transportation

Commuter Rail	Drive	Distance
Aurora Station Commuter Rail (Burlington Northern-Santa Fe Railway Line)	12 min	6.8 mi

About the Owner



ShoDeen Group

77 N First St
 Geneva, IL 60134
 United States
 (630) 232-8570 (p)
 (630) 232-7895 (f)
www.shodeen.com
 Since Oct 1, 2019

When Kent Shodeen settled in Geneva in 1961, little did he realize the lasting influence he would have in the development of the quaint, rural Illinois community and its neighboring towns. Now, his namesake company, Shodeen Inc., is widely recognized by area residents, as well as business and civic leaders, as one of the Fox Valley's premier construction, management and land development firms.

Shortly after moving to the Tri-Cities, the native Chicagoan built a single-family home, intending to move into it with his wife Joan and young daughter, Beth. Those plans changed, though, when someone came along and offered to buy it. Kent Shodeen sold the home for a modest profit, and that seed money helped finance more "one-at-a-time" projects over the next several years. Kent Shodeen's reputation for building quality homes began to grow. In 1966 he greatly expanded his home building portfolio with the purchase and development of 62 acres of undeveloped land in Batavia.

Property Contacts

True Owner **ShoDeen Group**
 Recorded Owner **Reserve At Hudson Crossing Llc**
 Owner Type **Developer/Owner-RGNL**

Demographics

	1 mile	3 miles
Population	8,179	51,645
Households	2,781	17,244
Median Age	39.30	37.70
Median HH Income	\$90,933	\$107,191
Daytime Employees	3,530	16,602
Population Growth '23 - '28	▲ 3.86%	▲ 4.63%
Household Growth '23 - '28	▲ 3.96%	▲ 4.58%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
S Harrison St	W Jackson St	625	2015	0.03 mi
W Jackson St	S Harrison St	473	2022	0.03 mi
W Washington St	S Adams St SE	18,200	2015	0.04 mi
North Adams Street	S Adams St SW	1,450	2019	0.10 mi
S Main St	W Washington St SW	10,885	2022	0.10 mi
N Adams St	S Adams St SW	1,379	2022	0.11 mi
W Washington St	State Rte 31 NW	18,479	2020	0.12 mi
W Washington St	State Hwy31 NW	16,846	2022	0.12 mi
W Jackson St	S Main St NW	473	2022	0.12 mi
W Washington St	S Madison St SE	16,846	2022	0.15 mi

Made with TrafficMetrix® Products

Documents

Property



Public Record

Parcels **03-17-303-007, 03-17-304-002**

Location

Zip **60543**
 Submarket **Western East/West Corr**
 Submarket Cluster **East/West Corridor**
 Location Type **Suburban**
 Market **Chicago**
 County **Kendall**
 State **Illinois**
 CBSA **Chicago-Naperville-Elgin, IL-IN-WI**
 DMA **Chicago, IL-IN**
 Country **United States**

Flood Risk

Flood Risk Area **Moderate to Low Risk Areas**
 FEMA Flood Zone **B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.**
 Floodplain Area **100-year and 500-year**
 In SFHA **No**
 FEMA Map Date **Jan 1, 1900**

Property ID: 5927227



Primary Photo



Building Photo



Aerial