Hummel Trails Neighborhood 12

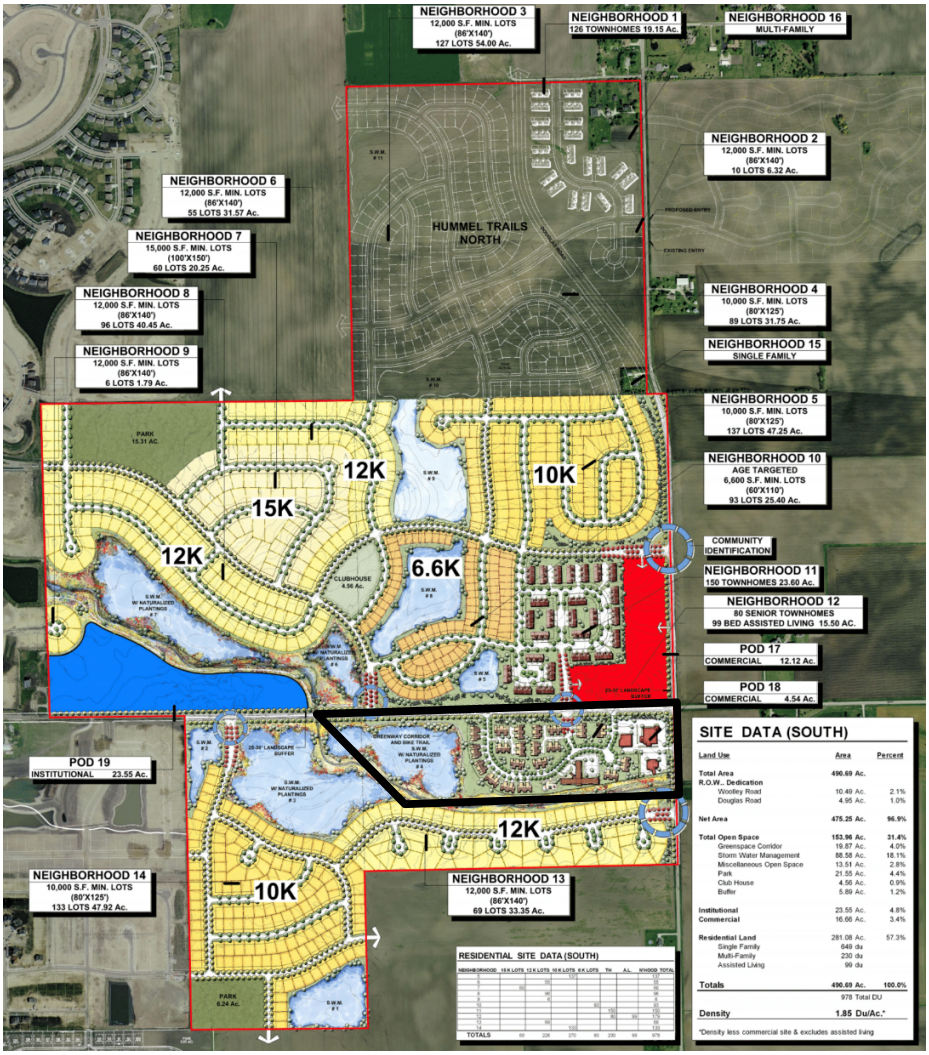
Douglas Rd. & Woolley Rd.

FOR SALE

Oswego, Illinois

Neighborhood 12:

Ready to develop senior townhomes and assisted living!



Dan Flanagan, ALC
Managing Broker
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email: Dan@FlanaganLand.com
http://www.flanaganland.com

Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable, but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

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Summary

Location:	Northwest and southwest corners of Douglas and Woolley Roads, Oswego
Acreage:	+/-15.5 Acres
Proposed Use:	80 senior townhomes and 99 bed assisted living complexes
Schools:	Oswego District #308
Taxes:	To be determined
Zoning:	PUD

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Neighborhood 12

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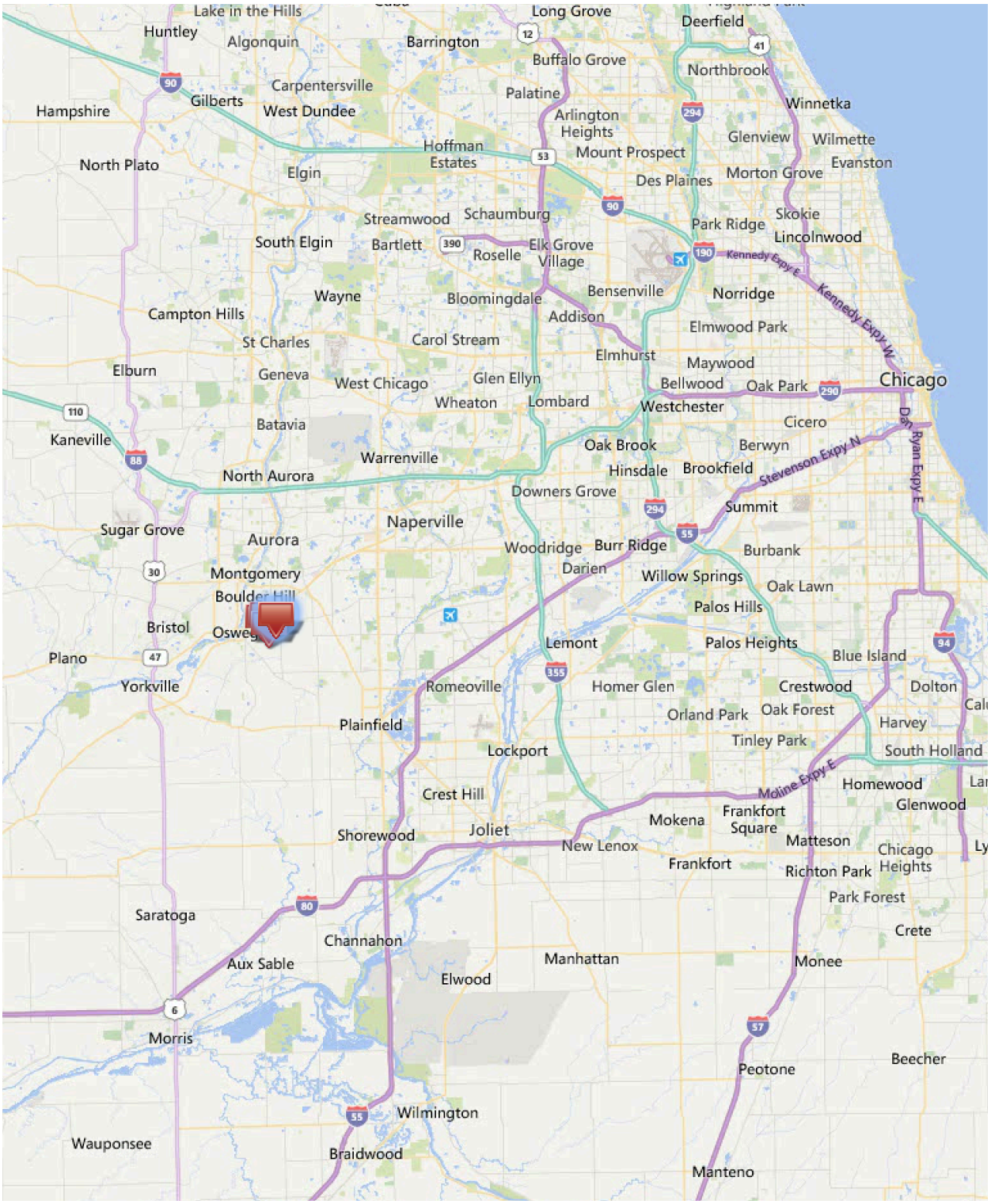
Location Map



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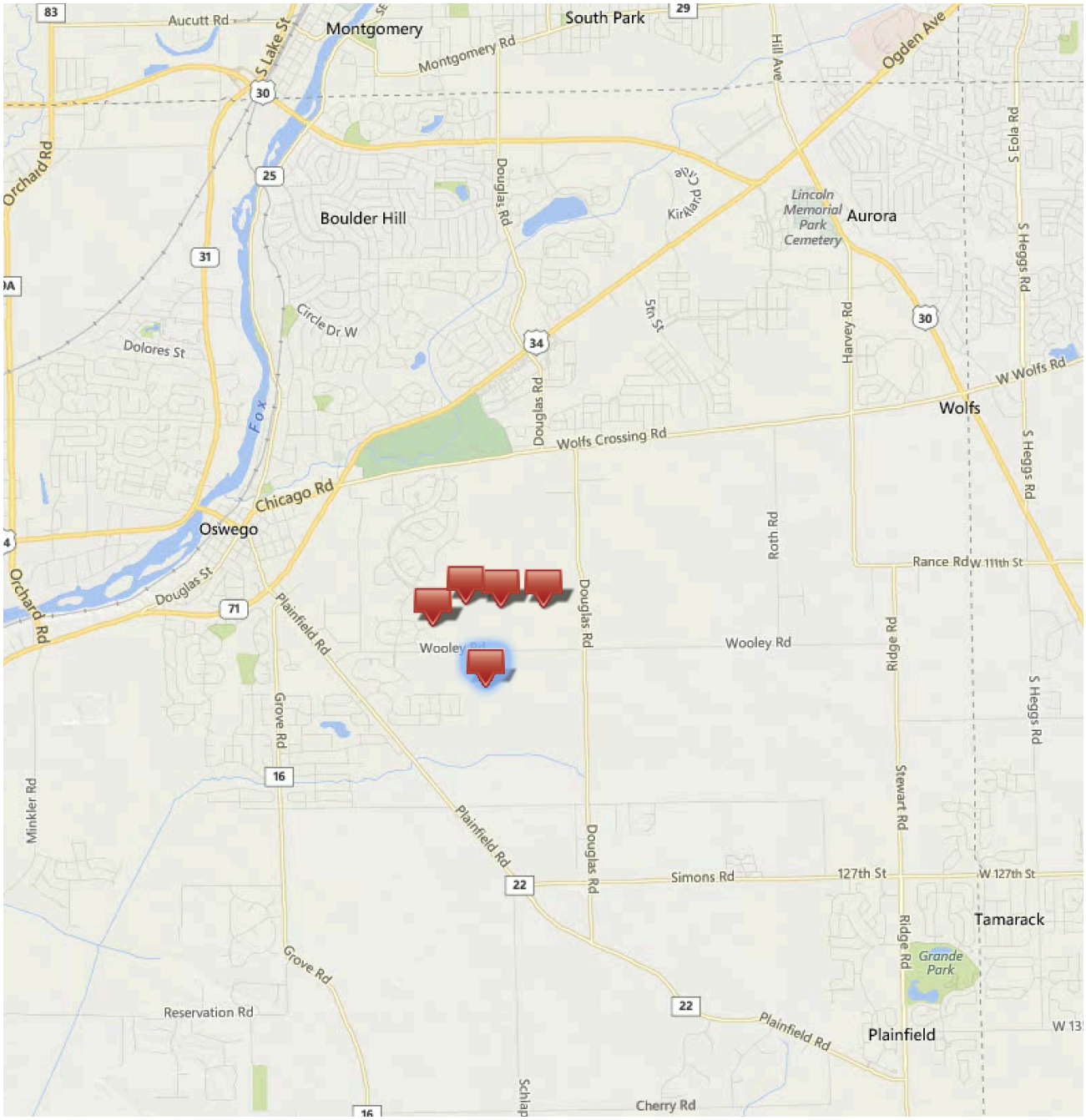
Location Map



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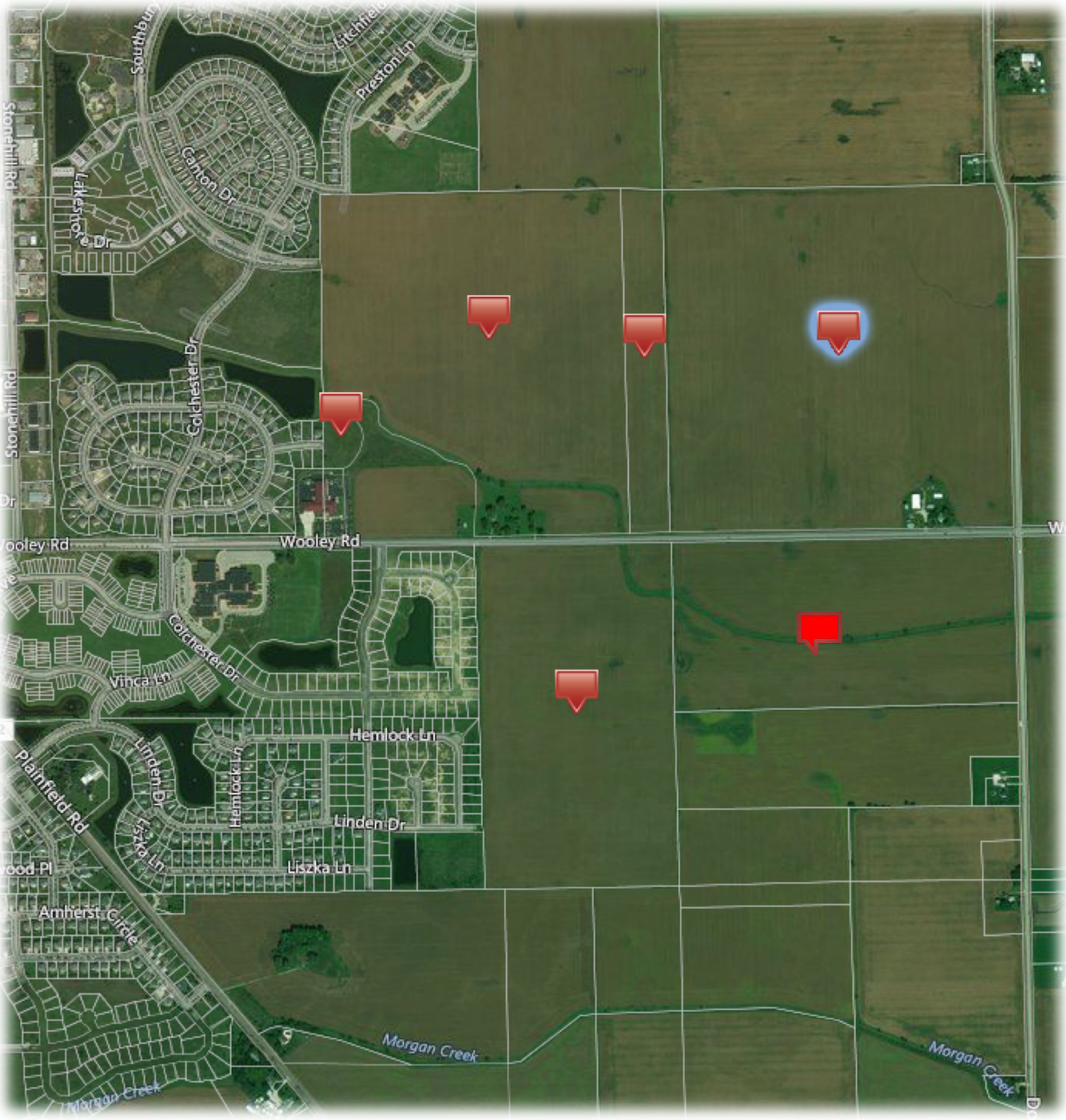
Aerial Photo



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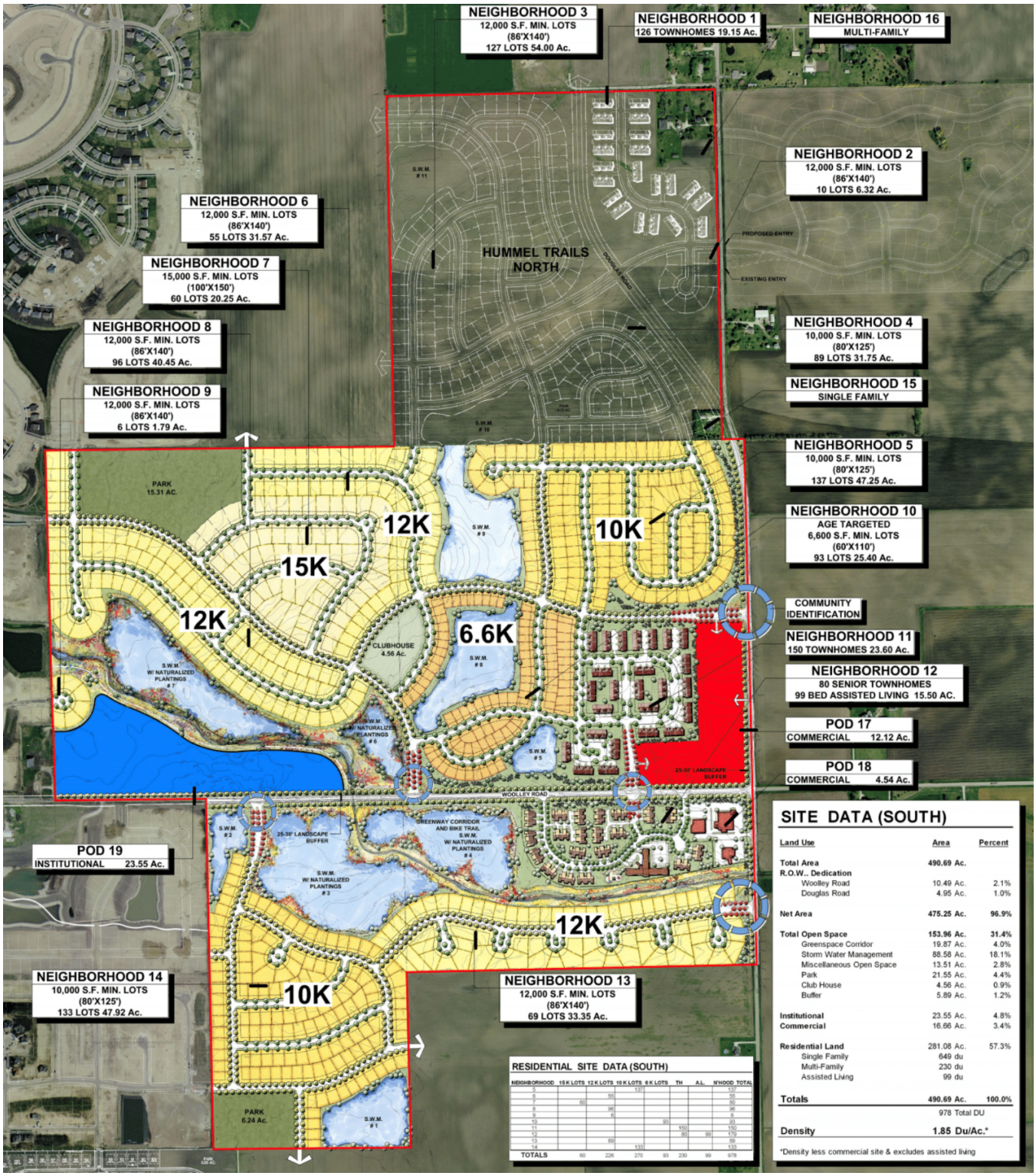
Concept Plan



SITE DATA (SOUTH)

Land Use	Area	Percent
Total Area	490.69 Ac.	
R.O.W., Dedication		
Woolley Road	10.49 Ac.	2.1%
Douglas Road	4.95 Ac.	1.0%
Net Area	475.25 Ac.	96.9%
Total Open Space	153.96 Ac.	31.4%
Greenspace Corridor	19.87 Ac.	4.0%
Storm Water Management	88.58 Ac.	18.1%
Miscellaneous Open Space	13.51 Ac.	2.8%
Park	21.55 Ac.	4.4%
Club House	4.56 Ac.	0.9%
Buffer	5.89 Ac.	1.2%
Institutional	23.55 Ac.	4.8%
Commercial	16.66 Ac.	3.4%
Residential Land	281.08 Ac.	57.3%
Single Family	649 du	
Multi-Family	230 du	
Assisted Living	99 du	
Totals	490.69 Ac.	100.0%
	978 Total DU	
Density	1.85 Du/Ac.*	

*Density less commercial site & excludes assisted living

RESIDENTIAL SITE DATA (SOUTH)

NEIGHBORHOOD	15K LOTS	12K LOTS	10K LOTS	6K LOTS	TH	A.L.	N'HOOD TOTAL
5			137				137
6		55					55
7	60						60
8		96					96
9		6					6
10				93			93
11					150		150
12					80	99	179
13		69					69
14			133				133
TOTALS	60	226	270	93	230	99	978

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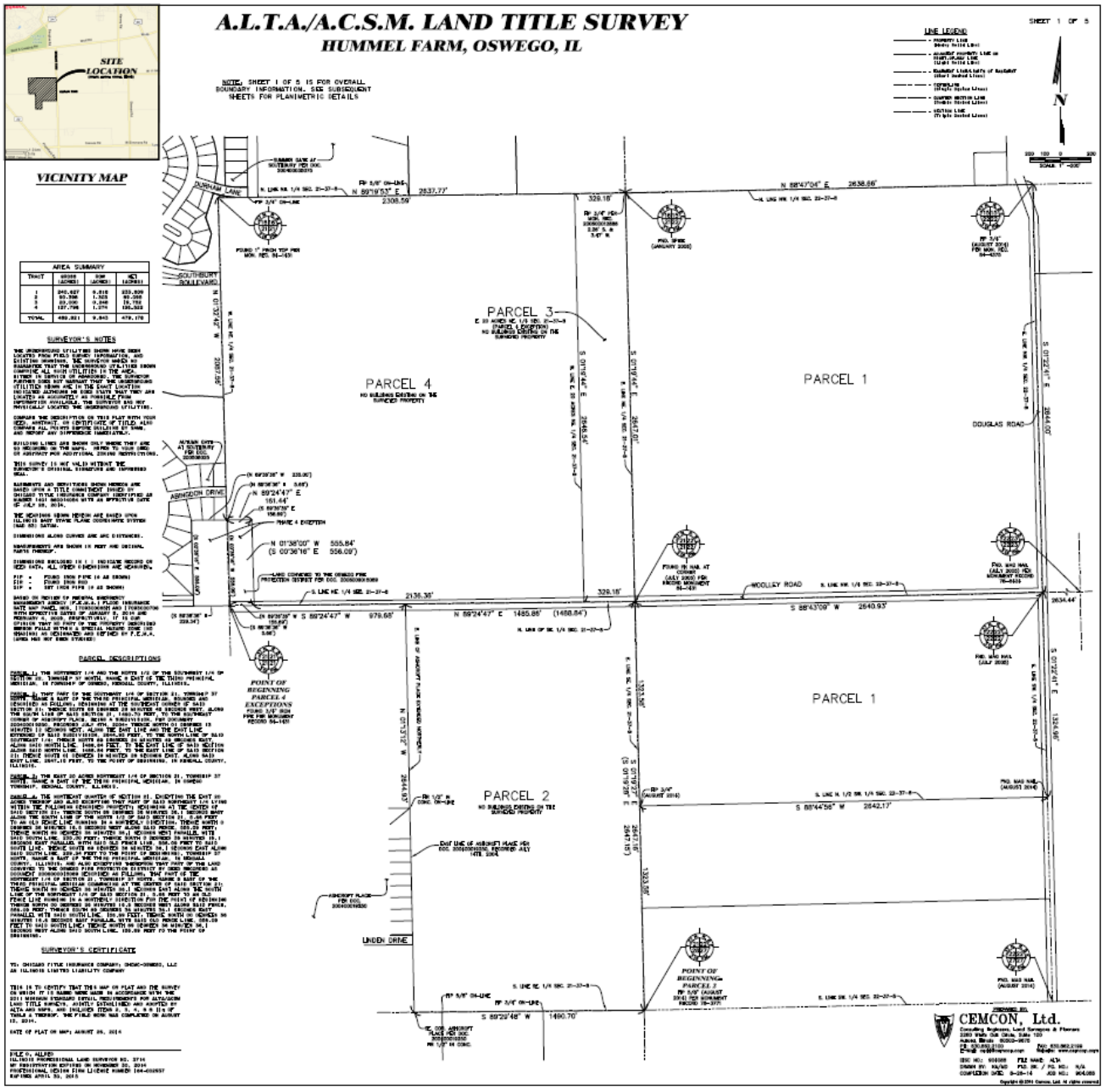
ALTA Survey



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Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.

President - Illinois Chapter of the Realtors Land Institute.

Board of Directors of the National Realtors Land Institute

Former partner with a large Midwestern private equity real estate development firm.

Sales volume well into the hundreds of millions, averaging in excess of $25 million in sales annually.

Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.

Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.

Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.

Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.

ILLINOIS ASSOCIATION OF REALTORS
NOTICE OF NO AGENCY RELATIONSHIP

Name of Broker Associate Daniel Flanagan

Name of Brokerage Company Flanagan Realty, LLC

NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

_____
Customer Signature

_____
Print Customer's Name

_____
Date