

# **+/-16.05 Acres**

## **Wolfs Crossing & Lundquist**

### **Aurora, IL**



## **Development Opportunity**



- $\pm$  16.05 acres land + buildings
- Explosive growth nearby!
- Ideal for commercial/retail, assisted living, apartments, garden or wedding/event center.
- High visibility and traffic.
- Mixed use potential.
- Existing buildings offer flexibility.
- Please call for additional information.

**Dan Flanagan, ALC**  
**Managing Broker**

Phone: 630-388-8522

Fax: 630-443-1239

[Dan@FlanaganLand.com](mailto:Dan@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 This offering may be withdrawn or subject to a change in price or terms without advance notice.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.

# **+/-16.05 Acres**

## **Wolfs Crossing & Lundquist**

### **Aurora, IL**

#### **Overview**

<b>Location:</b>	North of Wolfs Crossing Rd, east of US Route 30, west of Lundquist, in Aurora, Will and Kendall County.
<b>Access:</b>	Direct access from Lundquist Drive.
<b>Buildings:</b>	See attached site plan and list. Structures are in good to very good condition and are viable for continued use or may be demolished.
<b>Utilities:</b>	Sewer and water adjacent.
<b>Wetland/ Floodplain:</b>	None mapped.
<b>Terms:</b>	Negotiable. Seller may consider dividing the property.
<b>Taxes:</b>	Currently tax exempt.
<b>PINS:</b>	Kendall 03-12-429-004 (4.56 acres) Will 070173030080000 (11.49 acres)
<b>Zoning:</b>	B-2 Commercial. City may consider residential uses.
<b>Price:</b>	\$4,181,000 (\$6.00/sq ft).

# **+/-16.05 Acres**

## **Wolfs Crossing & Lundquist**

### **Aurora, IL**

### **Summary**

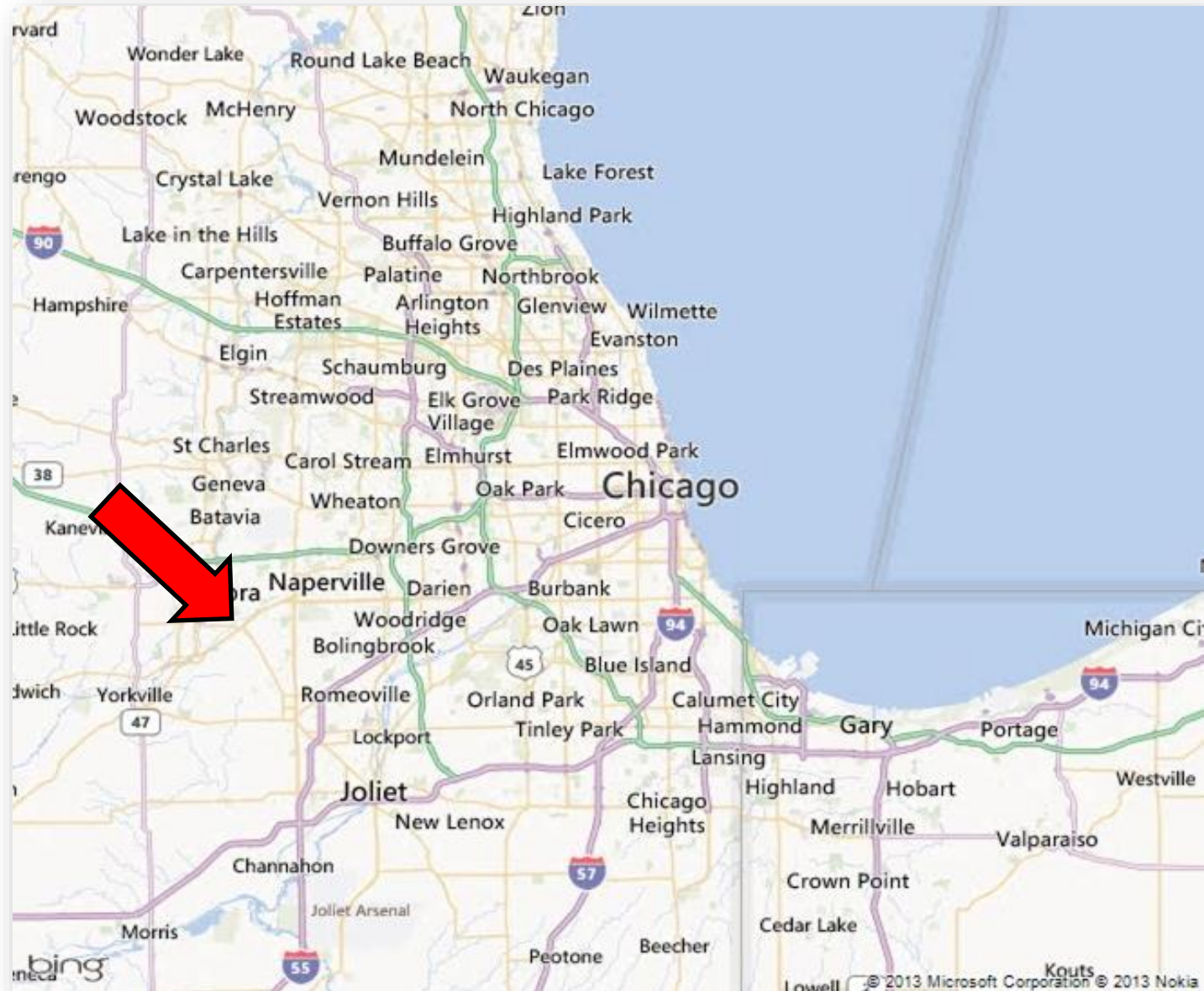
Flanagan Realty, LLC, as exclusive broker for the Seller, is pleased to present this extremely well located +/- 16-acre parcel located at the intersection of Wolfs Crossing Road and Lundquist Drive just east of US Route 30. Annexed to Aurora with flexible B2 zoning this property offers great potential for a wide variety of uses ranging from commercial/retail, assisted living/memory care, wedding/event center, nursery/garden center/farmstand, or others. Multi-family residential or apartments may be possible with zoning change. Sewer and water adjacent. Explosive new development in the area, located near the massive new Del Webb Lincoln Prairie project and Lennar's Hudson Point, as well as other new developments. High traffic area with 21,500 vpd on Route 30 and 6800 vpd on Lundquist and 9800 vpd on Eola. Existing buildings are in very good condition and include a recently remodeled 1880's home in excellent condition used as an office, a barn and metal building well suited for large gatherings/events, as well as a second home used as an office and other outbuildings. Beautiful outdoor garden with pond - ideal for weddings and special events. Property can be divided between the buildings and vacant land, or buildings could be demolished to make way for development of the entire site.

# **+/-16.05 Acres**

## **Wolfs Crossing & Lundquist**

### **Aurora, IL**

### **Location Map**





# +/-16.05 Acres Wolfs Crossing & Lundquist Aurora, IL

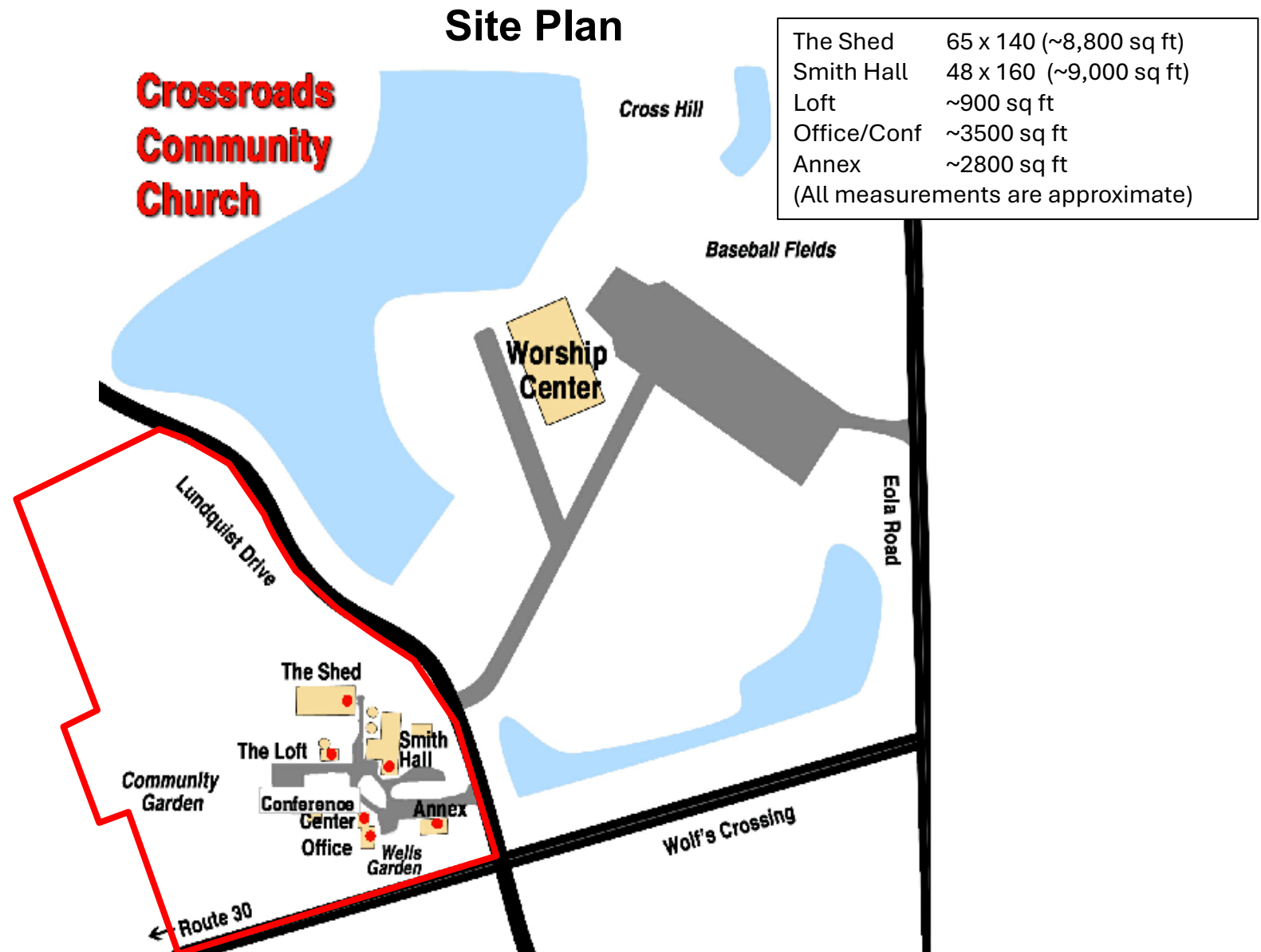
## Aerial Photo



# +/-16.05 Acres

## Wolfs Crossing & Lundquist

### Aurora, IL





# **+/-16.05 Acres**

## **Wolfs Crossing & Lundquist**

### **Aurora, IL**

#### **Aerial Photo**



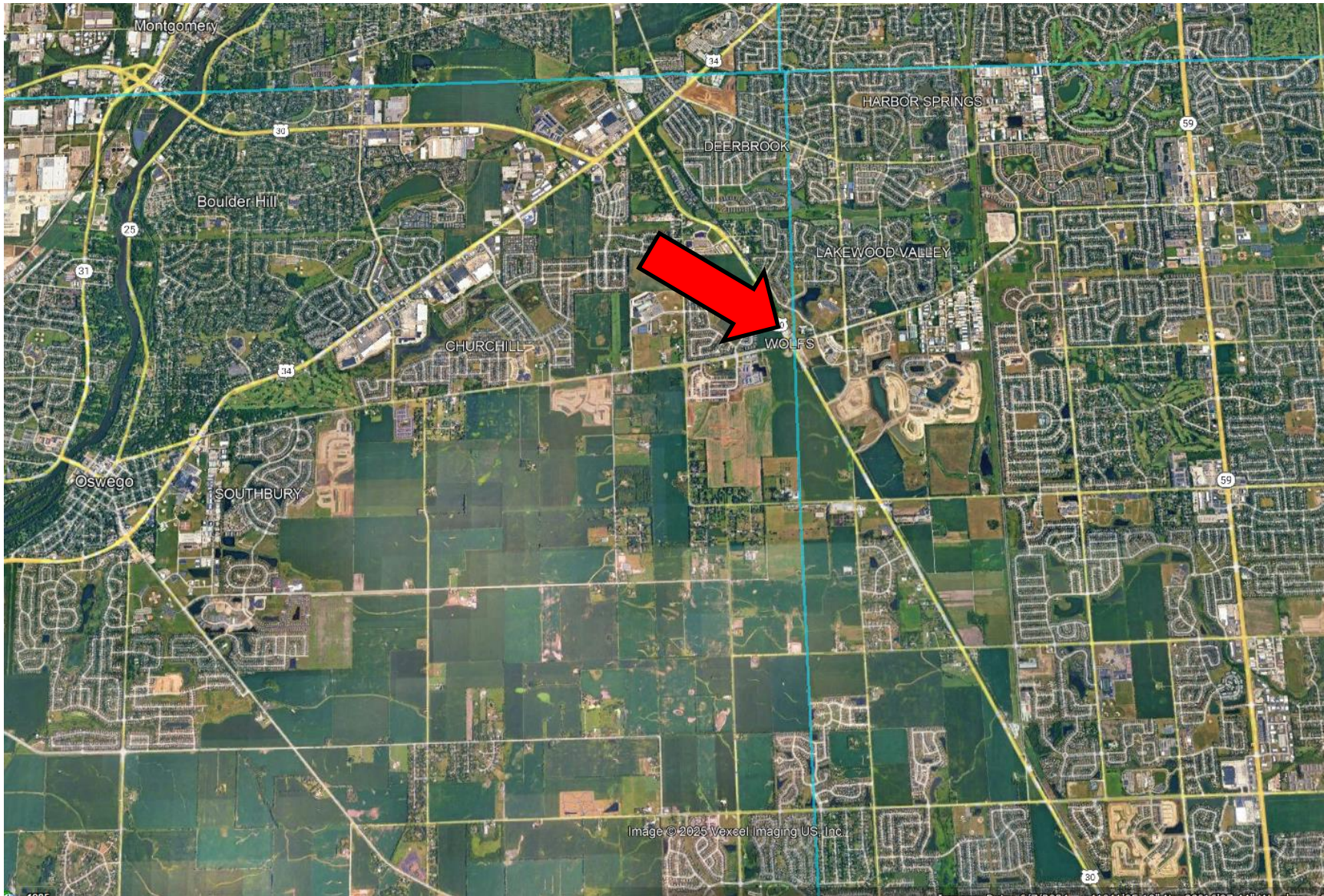


# **+/-16.05 Acres**

## **Wolfs Crossing & Lundquist**

### **Aurora, IL**

#### **Aerial Photo**



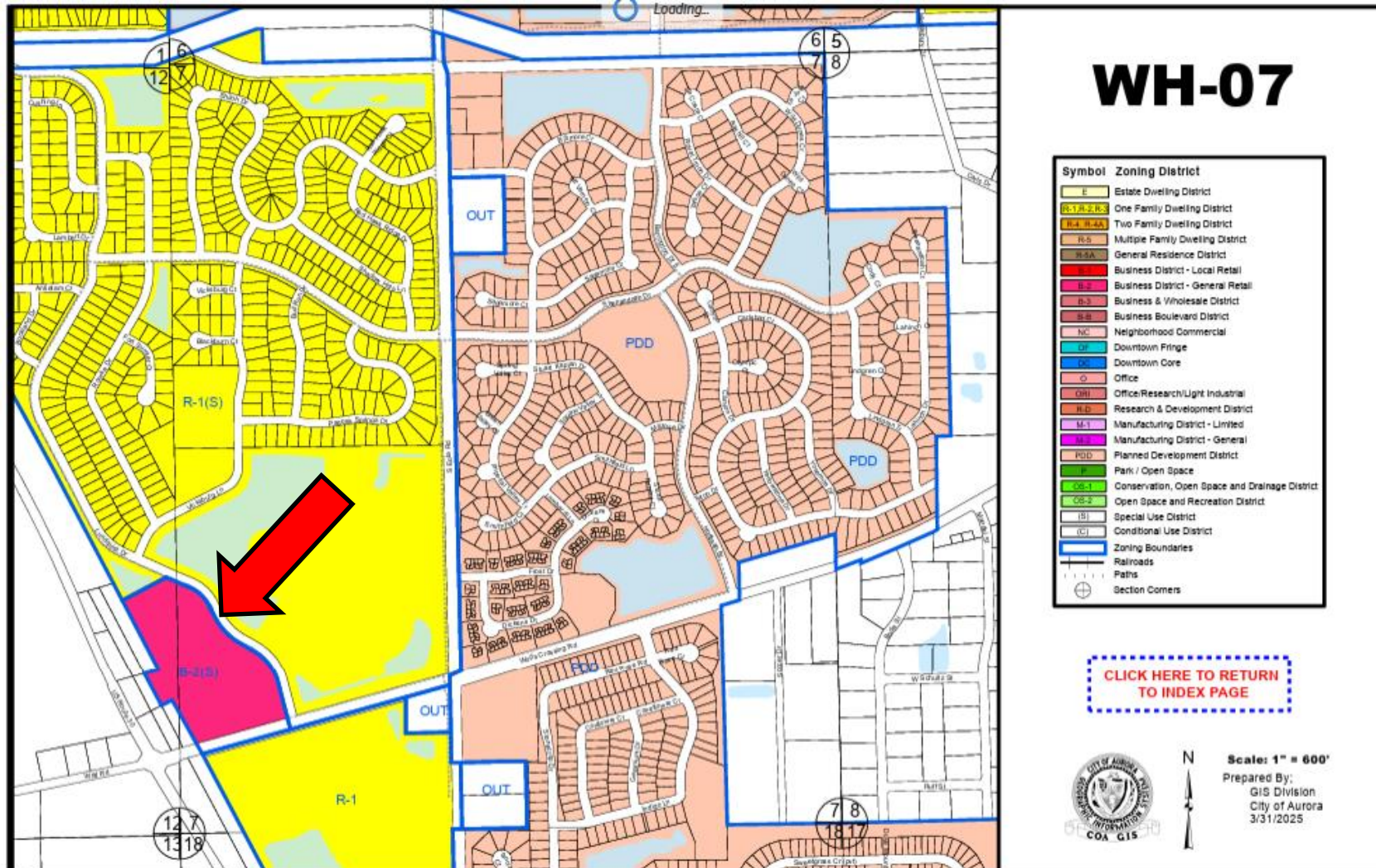


# +/-16.05 Acres

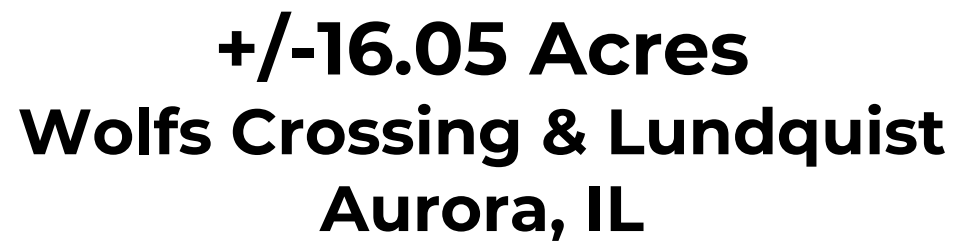
## Wolfs Crossing & Lundquist

### Aurora, IL

#### Zoning Map



Section: WH-07



The map displays the Oswego, NY area, highlighting the location of Oswego East High School. A red arrow points to the school's location on Vicksburg Ln. The map includes various streets, parks, and schools. Key features include:

- Streets:** Treasure Dr, Highland Business Park, Vicksburg Ln, Bull Run Dr, Rourke Dr, Lundquist Dr, Wolf Rd, Parker Pl, Ellis St, Hathaway Ln, Danforth Dr, Harvey Rd, S. Carls Dr, S. Mander St, S. Bode St, Sweetgrass Cir, Lincoln Prairie Blvd, Bellweather Ct, Stonecrop Dr, W. Crossings Rd, Smithfield Ln, Carlsbad Cir, Wild Dunes Cir, Biltmore Cir, S. Eola Rd, Eola Rd, Clow Creek Rd, Canadian National.
- Parks:** Highland Business Park, Townsend Park, Lakewood Park.
- Schools:** Oswego East High School, Bednarick Junior High School.
- Other Features:** A red arrow points to the school's location on Vicksburg Ln. The map also shows various other streets and landmarks.



# ABOUT FLANAGAN REALTY, LLC



## 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