



Zoning:	Industrial-Heavy
Topography:	Level with Sloping
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Sale Price:	\$45,000
Sale Price Note:	\$45,000 per acre
Lease Rate Note:	None
Last Updated:	Oct 21, 2020

Economic Development Contact

Property Contact - Dan Cawley
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Property and Area Description

Prime location - adjacent to I-80 and its interchange. Site is also in close proximity to both industry and commercial growth. The Illinois Valley Regional Airport is located .25 mile to the west of the property, and site is located in a TIF Zone and is eligible for an Enterprise Zone. All utilities in adjacent ROW

Population

	40,106 10 Mile Radius	95,408 20 Mile Radius	158,455 30 Mile Radius
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Source: ESRI®, 2024

Households

	17,546 10 Mile Radius	41,209 20 Mile Radius	67,163 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: I-80 (0.10 mi.)
Nearest Interstate: I-80 (0.10 mi.)
Nearest Airport: Illinois Valley Regional Airport (0.10 mi.)
Nearest Commercial Airport: Central Illinois Regional Airport (65.00 mi.)
Rail Served: No
Rail Served By: None
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Peru Municipal
Natural Gas: Ameren Illinois
Water: City of Peru
Sewer: City of Peru