

# Peru, IL - Brady/Schweickert - North 80 acres

3125 East 1st Road | Peru, IL | US | LaSalle County  
Available Acres: 80 | Sale Price: \$22,000



Zoning:	Industrial, Agriculture
Topography:	Flat
Setting:	Agricultural Land
Within City Limits:	No
Specialty Features:	Enterprise Zone, TIF District
Sale Price:	\$22,000
Sale Price Note:	\$22,000 per acre
Lease Rate Note:	None
Last Updated:	Aug 6, 2021


## Economic Development Contact

Property Contact - Tom Brady  
Owner  
2999 E 350th Rd  
LaSalle, IL 61301  
(815) 223-9800 | tom@jbcontracting.com

## Property and Area Description


Planned Industrial. This 80 acre site is in close proximity to I-80 and the Illinois Valley Regional Airport. This site can be combined to become a bigger parcel with another 80 acre site and a 38.16 site. Furthermore, there is a 40 acre site to the east across East 1st Road and a 60 acre site south of this site. All Brady/Schweickert sites be re-zoned to commercial or manufacturing accordingly, and all are located in a TIF Zone and have Enterprise Zone eligibility.

## Population

	<b>39,892</b> 10 Mile Radius	<b>94,867</b> 20 Mile Radius	<b>161,027</b> 30 Mile Radius
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Source: ESRI®, 2024

## Households

	<b>17,793</b> 10 Mile Radius	<b>41,843</b> 20 Mile Radius	<b>69,438</b> 30 Mile Radius
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Source: ESRI®, 2024

## Transportation

**Nearest Highway:** IL Route 251 (1.00 mi.)  
**Nearest Interstate:** I-80 (1.00 mi.)  
**Nearest Airport:** Illinois Valley Regional Airport (1.50 mi.)  
**Nearest Commercial Airport:** Central Illinois Regional Airport (60.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Other  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** No

## Utilities

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

Property Images

