

Zoning:	Agriculture
Topography:	flat
Adjacent Available Acres:	200
Setting:	Agricultural Land
Within City Limits:	No
Specialty Features:	Enterprise Zone,Fiber
Sale Price:	\$39,787,000
Sale Price Note:	Based on Recent Sale
Last Updated:	Jul 25, 2023

Economic Development Contact

Robert J Vickrey, MD
Madison Medical Partners
733 Struck St # 45107
Madison, WI 53744
(608) 234-5011 | madimedillc@gmail.com

Property and Area Description

North Peru Illinois First intersection south of I-80 53.04 acres Unincorporated LaSalle County Contiguous to two municipalities Enterprise zone Adjacent to surrounding retail and nearby Peru Mall Madison Medical Partners, LLC is a prime location property in the heart of north Peru (fastest growing section of Peru) and an ideal location for any mixed use/lifestyle development, medical, retail, senior housing, professional or multi-family residential. Located 3/10ths of a mile from Peru Mall with many name-brand stores, specialty boutiques, restaurants and neighboring service providers. Peru Mall is permanently anchored by Marshalls, and AMC Theatres. Other adjacent retailers include Kohl's, Sephora, Super Wal-Mart, Wendy's, Goodyear Tires, Home Depot, Menards, Big Lots, Olive Garden, All About Eyes, Zales, Alpine Dental, Pet Smart, Starbucks (3 locations in north Peru) Target, Dunham Sporting Goods, JoAnn Fabrics, Advanced Auto, Napa Auto, Auto Zone, O'Reilly's auto parts Menards, Staples, Applebee's, T-Mobile, Chipotle, Jersey Mike's, Jimmy John's, Sports Clip, Home Depot, IHOP, Verizon, AT&T, Mattress Firm, Kay Jewelers, Planet Fitness, Advanced Auto, Salvation Army, Cricket Wireless, Harbor Freight Tools, Big Lots, Subway, McDonald's (2 locations) Pet Smart, Steak and Shake, Taco Bell, Dairy Queen, Wendy's, and soon Popeye's, to name a few national brand businesses calling Peru home. Also, contiguous to new bank, new social security office, new high-tech car wash, church with the newest subdivision immediately across the street boasting the highest household consumer spendable income in the county and two additional new subdivisions, a 59 lot subdivision with 30 lots pre-sold, and a 56 unit Senior housing project slated to open in fall of 2023. The site is located in the Illinois Valley Enterprise Zone, contiguous to the cities of Peru and also LaSalle, and provides the perfect combination of development incentives, access to infrastructure and the critical mass of retail shopping. Priced at \$78k per acre, based on a 2022 transaction per acre amount.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: IL 251 (.1 Mile. mi.)
Nearest Interstate: I-80 (.3 mile mi.)
Ingress/Egress Notes: Ingress and Egress from West and South
Nearest Airport: Illinois Valley Regional Airport Peru, IL (1 Mile mi.)
Nearest Commercial Airport: Bloomington, IL (50 Miles mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: Unknown

Rail Infrastructure in Place: Unknown

Utilities

Natural Gas: Ameren

Water: City of Peru, IL

Sewer: City of Peru, IL

Telecommunications: AT&T