

## La Salle, IL - Cleer Site Parcel

2908 E 3RD RD | La Salle, IL | US | LaSalle County  
Available Acres: 77.48 | Sale Price: \$125,000



<b>Zoning:</b>	Industrial-Light
<b>Topography:</b>	Flat
<b>Setting:</b>	Mixed-Use Business Park
<b>Within City Limits:</b>	Yes
<b>Site Dimensions:</b>	2600 x 1300 ft.
<b>Specialty Features:</b>	Enterprise Zone
<b>Sale Price:</b>	\$125,000
<b>Sale Price Note:</b>	\$125,000 per acre (negotiable)
<b>Last Updated:</b>	Sep 27, 2022

## Property and Area Description

This 77.48 acre parcel is situated 2.0 miles from I-80, 3.5 miles from I-39, one quarter of a mile from IL Rt. 251 and half a mile from IL Rt. 351. This property can be subdivided. This site is also eligible for an Enterprise Zone.

## Transportation

**Nearest Highway:** IL-251 (0.25 mi.)

**Nearest Interstate:** I-80 and I-39 (2.5 mi.)

**Nearest Airport:** Illinois Valley Regional (KVYS) (2.00 mi.)

**Nearest Commercial Airport:** Rockford (RFD), Bloomington (BMI), Chicago Midway (MDW), Chicago O'Hare (ORD) (65 mi.)

**Rail Served:** No

**Rail Served By:** None

**Rail Accessible:** No

**Rail Infrastructure in Place:** No

## Utilities

**Electric:** Ameren Illinois

**Natural Gas:** Ameren Illinois

**Water:** City of Peru/City of La Salle

**Sewer:** City of La Salle

## Economic Development Contact

### Property Contact - Paul Montes

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### Curt Bedei- Econ Dev Director

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### Gina Czubachowski

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## Realtor/Owner Contact

### Paul Montes

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