

## Spring Valley- Longwall Site

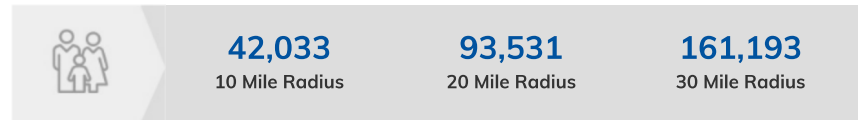
14010 IL HWY 89 | Spring Valley , IL | Bureau County  
Available Acres: 154 | Sale Price: \$48,000 per acre



## Property and Area Description

Site has an excellent location - U.S. Route 6 is adjacent to site, and I-80 is 3 quarters of a mile north. Site is also located in a TIF Zone as well as an Enterprise Zone. This site has the flexibility to suit your needs and can be combined with contiguous land if needed!

## Population



Source: ESRI®, 2019

## Households



Source: ESRI®, 2019

Zoning:	Industrial-Light
Topography:	Flat
Setting:	Agricultural Land
Within City Limits:	Yes
Last Updated:	Jan 11, 2019

## Economic Development Contact

### Property Contact - Stephen M. Schuster

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## Transportation

**Nearest 4-Lane Hwy:** I-80 (0.75 mi.)

**Nearest Interstate:** I-80 (0.75 mi.)

**Nearest Airport:** Illinois Valley Regional Airport (10.00 mi.)

**Nearest Commercial Airport:** Quad-Cities International Airport (65.00 mi.)

**Rail Served:** None

**Rail Accessible:** No

**Rail Infrastructure in Place:** No

## Utilities

**Electric:** Ameren Illinois

**Natural Gas:** Ameren Illinois

**Water:** City of Spring Valley

**Sewer:** City of Spring Valley