

Spring Valley- Wolfer Site

33000 US Route 6 | Spring Valley, IL | Bureau County
Available Acres: 135 | Sale Price: \$42,000 per acre



| | |
|---------------------|-------------------|
| Zoning: | Industrial-Light |
| Topography: | Flat |
| Setting: | Agricultural Land |
| Within City Limits: | Yes |
| Last Updated: | Jan 14, 2019 |

Economic Development Contact

Property Contact - Ed Wolfer

Owner
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Morris, IL 60450
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Property and Area Description

Excellent location - .25 mile south of the interchange of I-80/IL Rt. 89. US Rt. 6 runs adjacent on the north and US Rt. 6/IL Rt. 89 runs on the east side of the property. The Wal-Mart Distribution Center is located immediately south of the site, with Marmon/Keystone Distribution adjacent on the northeast. The rest of the surrounding property is currently farmland. The Wolfer Site is also located in both an Enterprise Zone and a TIF Zone.

Population

| | | | |
|--|---------------------------------|---------------------------------|----------------------------------|
| | 41,452 10 Mile Radius | 90,438 20 Mile Radius | 160,735 30 Mile Radius |
|--|---------------------------------|---------------------------------|----------------------------------|

Source: ESRI®, 2019

Households

| | | | |
|--|---------------------------------|---------------------------------|---------------------------------|
| | 17,247 10 Mile Radius | 37,374 20 Mile Radius | 65,086 30 Mile Radius |
|--|---------------------------------|---------------------------------|---------------------------------|

Source: ESRI®, 2019

Transportation

Nearest 4-Lane Hwy: I-80 (0.10 mi.)

Nearest Interstate: I-80 (0.10 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