

ANDERSON LAND COMPANY

"PROVIDING QUALITY FARMLAND REAL ESTATE SERVICES"

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FOR SALE: NORTHWEST ILLINOIS DEVELOPMENT LAND



**60.22 acres in Rock Falls, IL –
\$1.25 / sq ft**

- Located at Hwy 40 & West 21st/West 24th St
- MU-1 Zone (mixed use)
- IDOT highway access (Hwy 40 turn-off lane complete)
- Small buildings on site
- High speed internet availability
- City utilities included (water, electric, sewer)
- Owned by the City of Rock Falls
- Property may be subdivided
- Located in Whiteside County Enterprise Zone (tax incentives and credits available)



**85.17 acres in Rock Falls, IL –
\$1.85 / sq ft**

- Located at I-88 off ramp
- MU-1 Zone (mixed use)
- IDOT highway access (Hwy 40 turn-off lane approved)
- No buildings on site
- High speed internet availability
- City utilities included (water, electric, sewer)
- Owned by the City of Rock Falls
- Property may be subdivided
- Located in Whiteside County Enterprise Zone (tax incentives and credits available)

Just off Highway 40, Interstate 88 and US 30, both sites receive heavy car & truck traffic locally and to-and-from **the Quad Cities (1 hour)**, **Peoria (1.5 hours)** and **Chicago (2 hours)**. The Rock Falls area (pop. 70,000) has an average household income of \$66,000, and the city itself is home to 5 schools, 5 hotels, Walmart, the Walmart Distribution Warehouse Center, along with Menards, Kroger and Kohl's in the twin city of Sterling.

With X cars/trucks per week/month, and an abundance of nearby attractions like **Ronald Reagan's boyhood home in Dixon (20 minutes)**, **Northern IL University in Dekalb (1 hour)**, and **Chicago Premium Outlets in Aurora (1.5 hours)**, these two properties are ideal for gas stations, truck stops or rest stations.

Call Jim or Cindy for details. For aerial videos of both properties, visit us online at www.andersonlandcompany.net/listings.html!

