

72 ACRE LASALLE COMMERCIAL SITE

2990 E 6th Rd
La Salle IL 61301

For more information contact:

Mark Goodwin
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mgoodwin@bigfarms.com

Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



County:	LaSalle
Township:	Utica
Gross Land Area:	72 Acres
Property Type:	Vacant Farmland, Commercial & Industrial Land
Possible Uses:	Agricultural Production, Commercial Development
Total Investment:	Call for pricing
Productivity Index (PI):	109.1
Buildings:	No Buildings
Utilities:	Electric, Natural Gas, Water, Sewer Available
Zoning:	Currently Zoned A-1, Agriculture



This exceptional 72-acre commercial development site offers unparalleled visibility to Interstate 80, one of the nation's most heavily traveled transcontinental highways. Located at 2990 E 6th Rd in Utica Township, LaSalle County, Illinois, this strategically positioned property presents a rare opportunity from private retreat to industrial, or commercial development in a high-growth transportation corridor.

The property benefits from direct Interstate 80 frontage, providing exceptional visibility and access to over 30,000 vehicles per day. Situated approximately 75 miles southwest of Chicago and within the expanding I-80 industrial corridor, the site offers superior connectivity to major metropolitan markets including Chicago, the Quad Cities, and beyond. The Illinois Department of Transportation's \$1.2 billion I-80 reconstruction project (2023-2029) is driving unprecedented industrial growth along this corridor, with industry experts reporting thousands of acres becoming available for development and one-million-square-foot facilities being delivered at a rapid pace.

Silica sand outcroppings are visible on the farm for potential mining. Currently zoned A-1 Agriculture with significant commercial development potential, this 72-acre parcel offers level to gently rolling terrain ideal for large-scale construction. Essential utilities including electric, natural gas, water, and sewer are available to the site.

At \$21,500 per acre (\$1,548,000 total investment), this property represents a competitive acquisition opportunity for developers and end-users seeking to capitalize on the explosive growth of the I-80 logistics corridor. The site's positioning between Chicago and western markets, combined with direct interstate access and full utilities.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 72 Acre LaSalle Commercial Site
Tax ID Number/APN: 08-34-200-005 (63.02 acres) and 08-34-200-007 (9.09 acres)
Possible Uses: Recreational uses to Silica Sand production to Interstate Commercial Development, Logistics, Warehousing, Distribution Center, Industrial, Manufacturing, Transportation Facility
Zoning: Currently Zoned A-1, Agriculture. Commercial and industrial rezoning potential given I-80 frontage and location within established commercial corridor.

AREA & LOCATION

School District: La Salle Elementary School District 122 and La Salle-Peru High School District
Market Type: I-80 Industrial Corridor, Chicago Metropolitan Market
Location Description: Located 75 miles southwest of Chicago along Interstate 80 in Utica Township, LaSalle County. Direct I-80 frontage with over 30,000 vehicles per day. Adjacent to Starved Rock State Park (2+ million annual visitors). Within established I-80 commercial/industrial corridor experiencing rapid growth.
Site Description: 72.11-acre parcel with level to gently rolling terrain ideal for large-scale commercial/industrial construction.
Side of Street: North side of E 6th Rd
Highway Access: Direct Interstate 80 frontage with access to transcontinental highway system. 30,000+ vehicles per day traffic count.
Road Type: County Road (E 6th Rd) with Interstate 80 frontage
Legal Description: Part of the Northeast Quarter of Section 34, Township 33 North, Range 1 East of the Third Principal Meridian, Utica Township, LaSalle County, Illinois. Complete legal description available upon request.
Property Visibility: Excellent visibility from Interstate 80 with over 30,000 vehicles per day. High-visibility location for commercial/industrial signage and branding.
Largest Nearby Street: Interstate 80
Transportation: Direct I-80 access. 75 miles to Chicago O'Hare Airport. 60 miles to Midway Airport. Adjacent to BNSF and UP rail lines. Central location between major markets (Chicago, Quad Cities, Peoria).

LAND RELATED

Lot Frontage (Feet): 1,322.84 ft on I-80
Yield History: Property historically used for agricultural purposes. Specific yield data available upon request.
Tillable Acres: 50.53 acres
Lot Depth: Approximately 1,322.04 ft by 2,390.68 ft
Buildings: Old set of buildings on property, the balance is tillable farmland and wooded acres. City sewer as at the south end of the property.
Zoning Description: LaSalle County A-1 Agriculture District. Permits agricultural uses. Commercial and industrial rezoning supported by I-80 frontage and location within established commercial corridor. Contact LaSalle County Land Use Department for specific rezoning requirements.
Flood Plain or Wetlands: Property not located in FEMA-designated flood zones. No significant wetland features identified on available mapping. Formal wetland delineation recommended as part of development due diligence.
Topography: Level to gently rolling terrain.
Soil Type: Harvard silt loam (33.3%), Gale silt loam (27.3%), Camden silt loam (30.3%), Boone loamy fine sand (4.5%), Somonauk silt loam (3.0%), other (1.6%)
Soil Fertility: Weighted Average Soil Productivity Index: 109.1. Estimated corn yield: 149 Bu/A. Estimated soybean yield: 47 Bu/A. Individual soil PI ranges from 50 to 132.
Available Utilities: Electric, Natural Gas, Water, Sewer available at property location. Municipal utilities accessible for large-scale commercial/industrial development.

FINANCIALS

Finance Data Year:

Tax Year 2024, Payable 2025

Real Estate Taxes:

\$2,517.34 (19-06-205000: \$2,295.74 + 19-06-206000: \$221.60) - \$34.91 per acre

LOCATION

Address:

2990 E 6th Rd, La Salle, IL 61301

County:

LaSalle County, Illinois

MSA:

Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area



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PROPERTY NOTES

MARKET DEMOGRAPHICS

ZIP 61301 (Property Location):
Median Income: \$59,260 (Illinois median: \$81,702)
Population: 9,260 | Poverty Rate: 18.6%
Demographics: 78% White, 16.6% Hispanic, median age 40.5

Utica Township:
Population: 1,833 (2023) | Median Age: 43.3
Character: 90% homeownership, rural residential with agricultural heritage
Growth: Stable population with proximity to growing I-80 corridor

LaSalle County Region:
Strategic Position: 75 miles southwest of Chicago
Major Markets: Chicago metro (75 miles), Quad Cities (50 miles), Peoria (60 miles)
Transportation Hub: I-80 transcontinental corridor, adjacent to I-39 north-south route

Tapestry Segments:
Target Profiles: Industrial & Logistics Users | Distribution Centers | Manufacturing
Characteristics: I-80 corridor businesses, transportation companies, e-commerce fulfillment

DEVELOPMENT CONTEXT

Infrastructure & Utilities:
Status: Electric, natural gas, water, and sewer available at property
Road: Direct Interstate 80 access with 30,000+ vehicles per day
Frontage: I-80 frontage providing exceptional visibility and access

Recent I-80 Corridor Development:
Illinois I-80 Improvement Project: \$1.2 billion, six-year corridor reconstruction (2023-2029)
Industrial Growth: NAI Hiffman reports "boom in development fueled by infrastructure improvements"
Market Trend: "Thousands of acres becoming available for industrial development" in I-80 corridor
Facility Scale: One million square foot facilities being delivered at rapid pace

Comparable Regional Development:
CenterPoint Intermodal Center (Joliet/Elwood): Major logistics hub with BNSF and UP rail access
I-80 West Expansion: Industrial development extending to Morris, Wilmington, and LaSalle County
Market Drivers: E-commerce growth, reduced transportation costs, skilled labor availability

Planning Designations:
Current: A-1 Agriculture | Future: Commercial & Industrial potential
Jurisdiction: LaSalle County | Contact: LaSalle County Land Use Department
Development Path: Rezoning application for commercial/industrial use
Precedent: Established I-80 commercial corridor with approved industrial projects

INVESTMENT HIGHLIGHTS

Location: Prime I-80 corridor positioning between major metropolitan markets
Demographics: Access to regional workforce; Chicago metro labor pool within commute range
Infrastructure: Full utilities available, reducing development timeline and costs
Market Validation: \$1.2B state investment in I-80 corridor; billion-dollar industrial development activity
Scale Advantage: 72 acres supports facilities from 500,000 to 1,000,000+ square feet
Pricing: \$21,500/acre competitive for I-80 corridor with direct interstate access
Timing: Positioned ahead of continued I-80 corridor expansion and industrial growth wave
Tourism/Quality of Life: Adjacent to Starved Rock State Park (2+ million visitors annually)

KEY SOURCES

Demographics: datausa.io/profile/geo/lasalle-il | zip-codes.com/zip-code/61301

Utica Township: datacommons.org/place/geoid/1777122



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I-80 Development: rejournal.com/industrial-development-illinois-i-80-corridor | hiffman.com/i-80-corridor

Illinois I-80 Project: i80will.org | idot.illinois.gov

Zoning: lasallecountyil.gov/departments/land-use

Schools: lasalleschools.net

Starved Rock: dnr.illinois.gov/parks/starvedrock | enjoyillinois.com

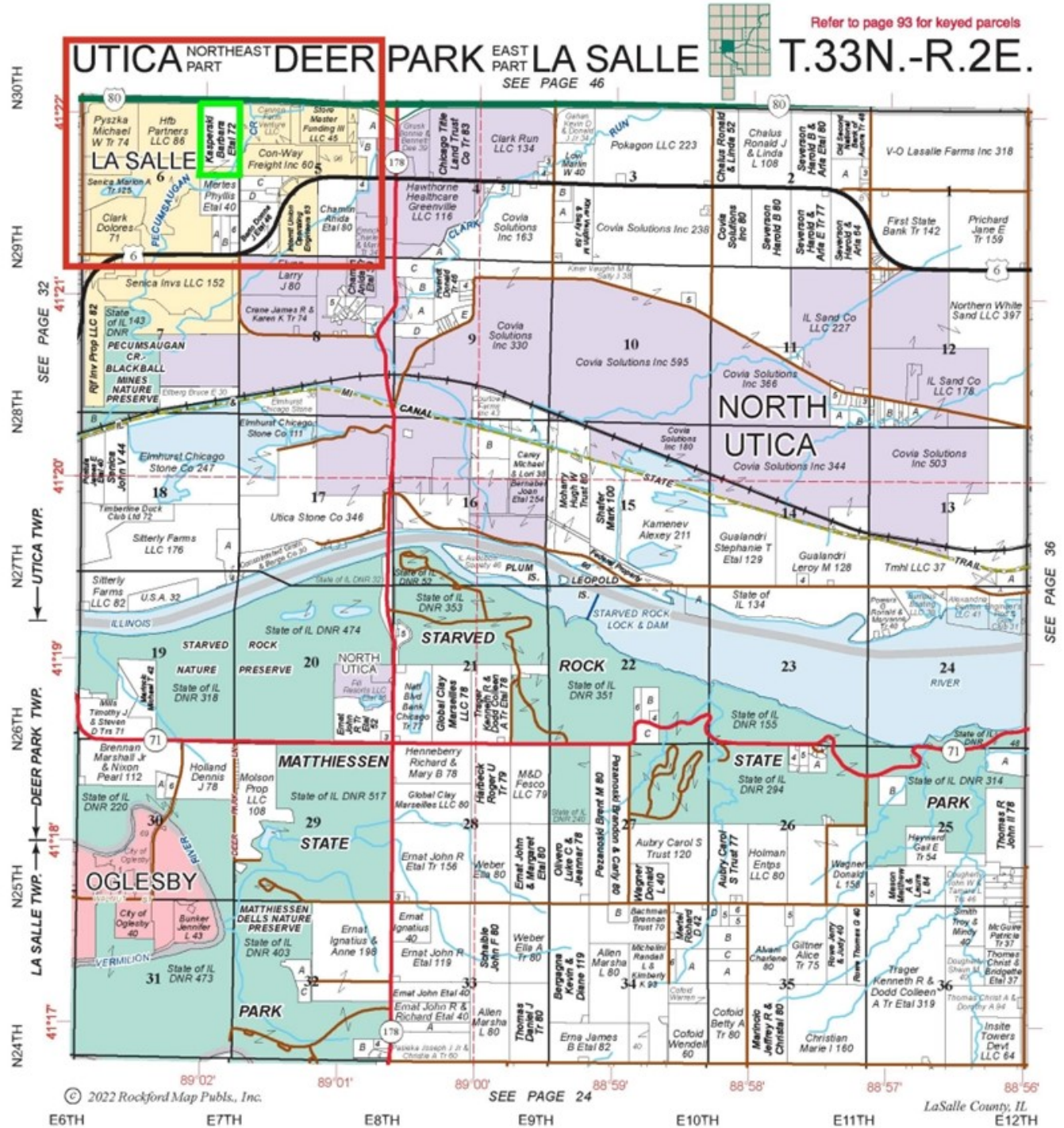


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PROPERTY MAP

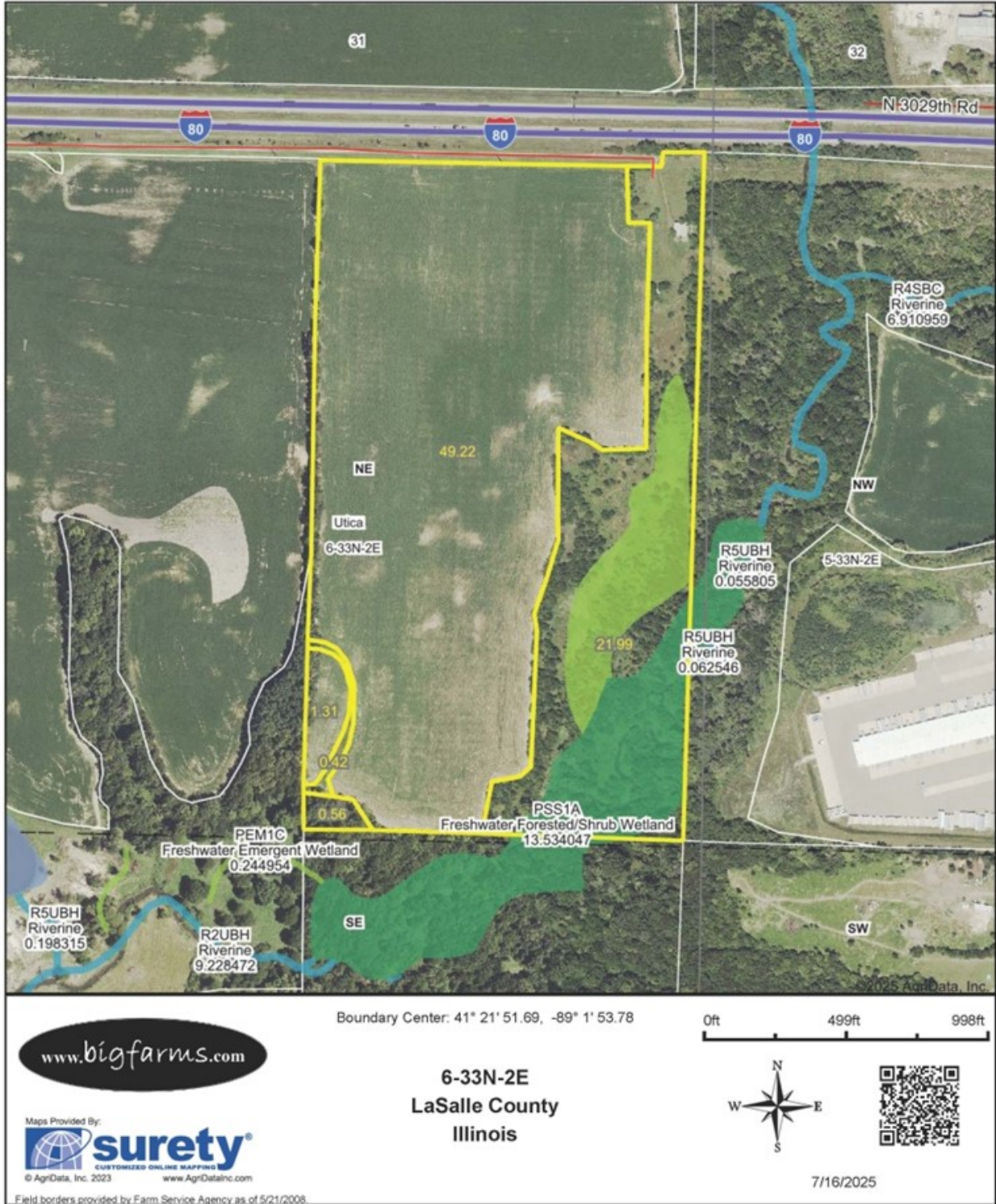


PLAT MAP

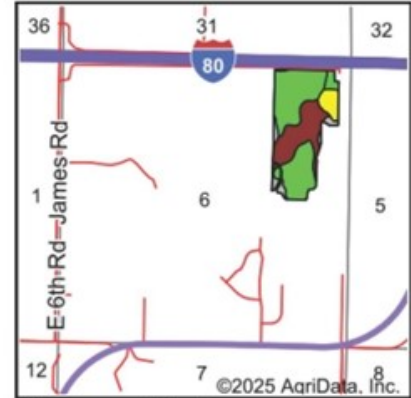
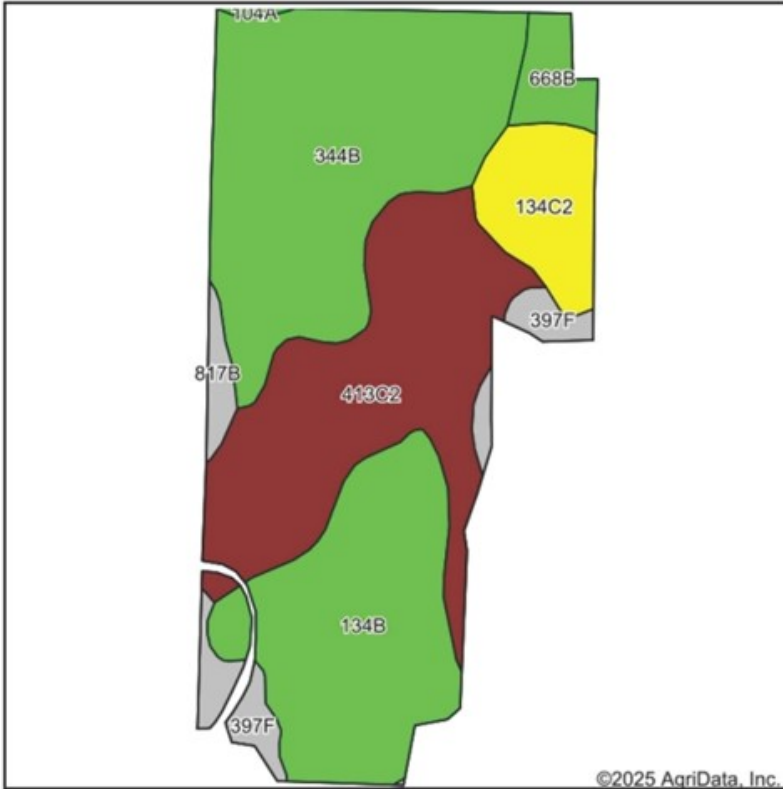


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FSA AERIAL MAP



SOIL MAP



State: Illinois
 County: LaSalle
 Location: 6-33N-2E
 Township: Utica
 Acres: 50.53
 Date: 7/16/2025



Soils data provided by USDA and NRCS.

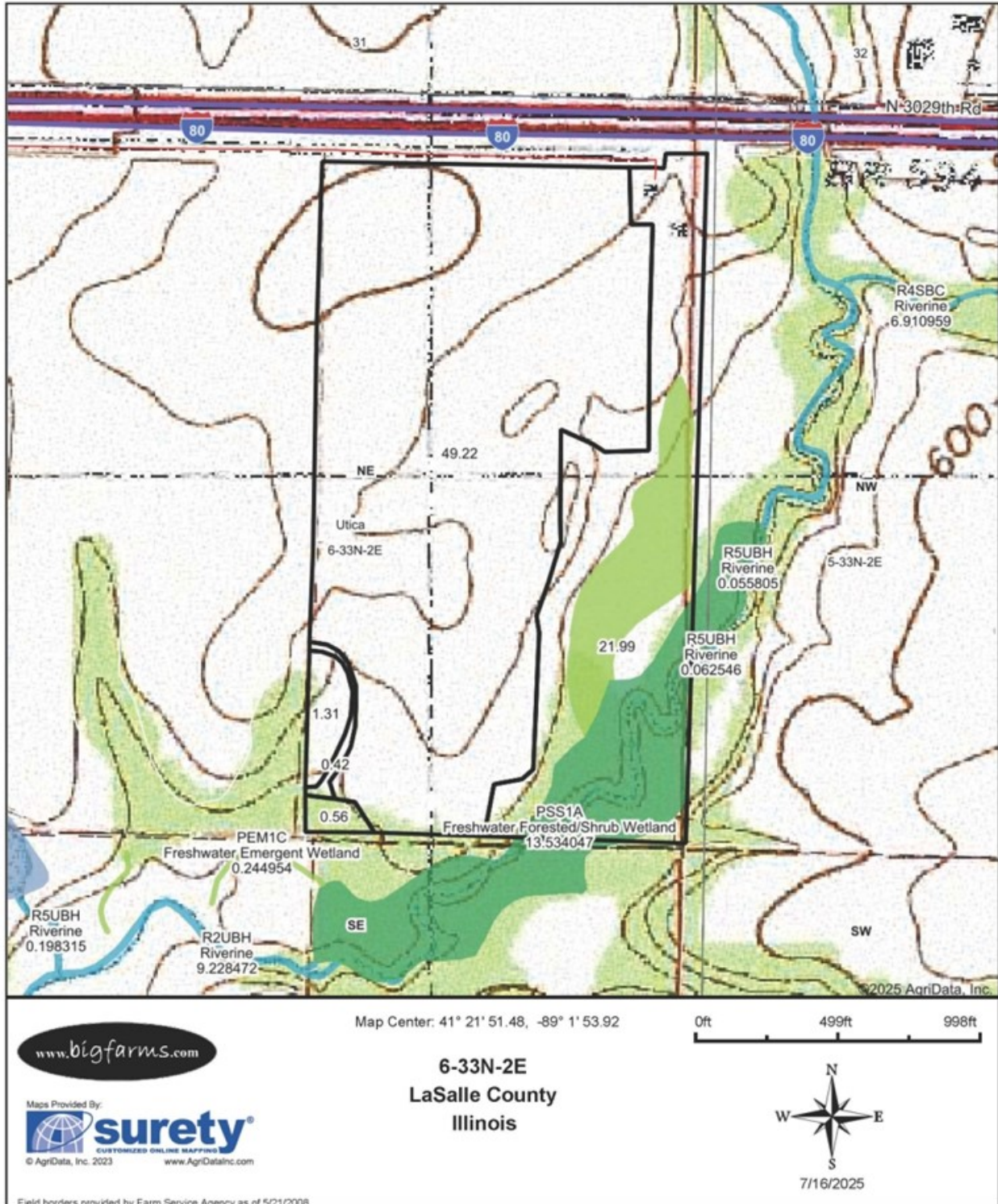
Area Symbol: IL099, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	
**344B	Harvard silt loam, 2 to 5 percent slopes	16.85	33.3%		**169	**53		**124
**413C2	Gale silt loam, 4 to 6 percent slopes, eroded	13.78	27.3%		**126	**41		**94
**134B	Camden silt loam, 2 to 5 percent slopes	11.62	23.0%		**163	**50		**117
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	3.69	7.3%		**154	**47		**111
**397F	Boone loamy fine sand, 15 to 35 percent slopes	2.27	4.5%		**65	**23		**50
**668B	Somonauk silt loam, 2 to 5 percent slopes	1.50	3.0%		**161	**49		**116
**817B	Channahon-Hesch fine sandy loams, 2 to 6 percent slopes	0.71	1.4%		**103	**36		**78
104A	Virgil silt loam, 0 to 2 percent slopes	0.11	0.2%		182	56		132
Weighted Average					149	46.9		109.1

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

TOPO MAP

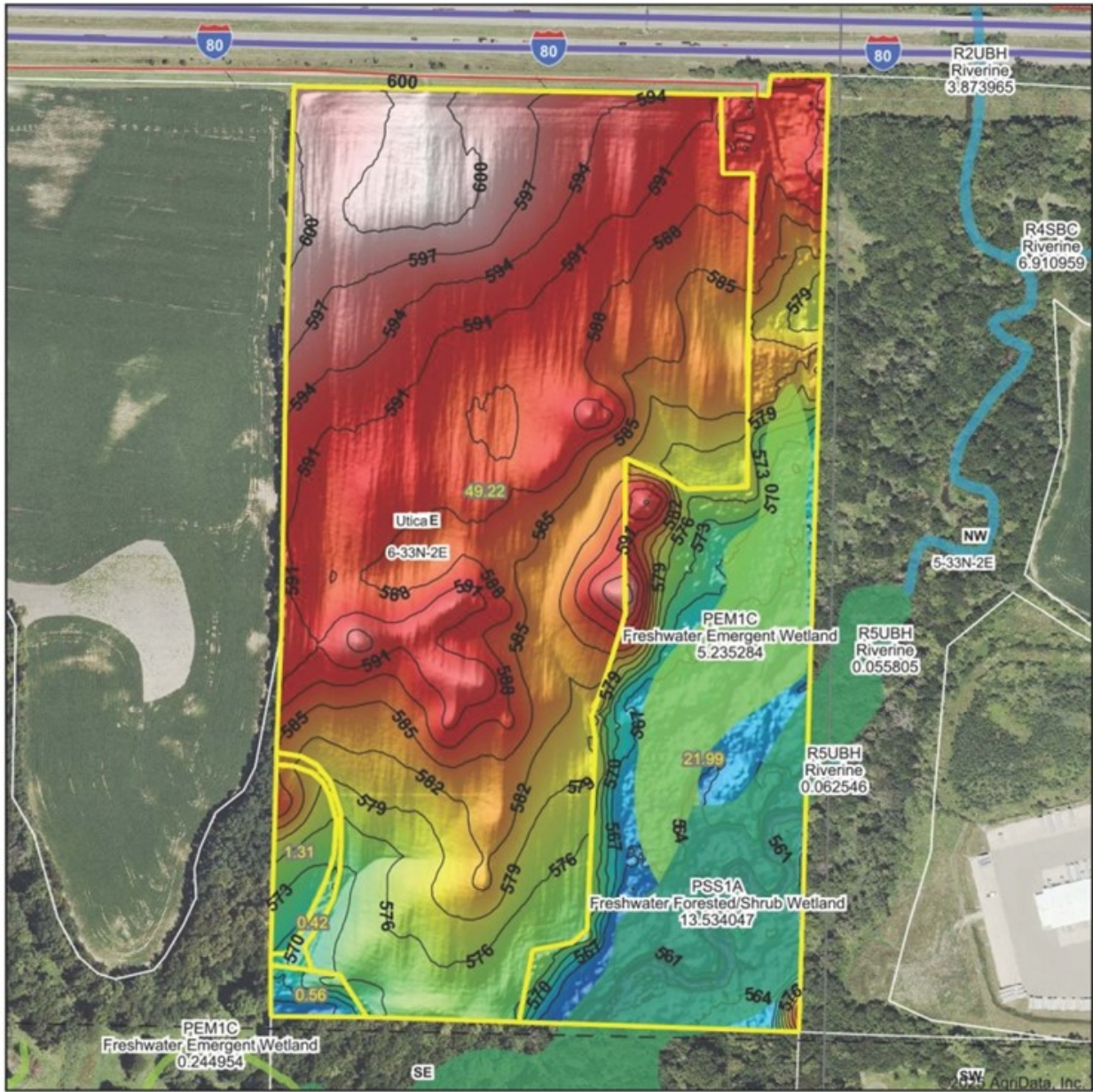


TOPO CONTOURS MAP

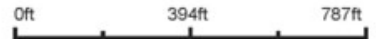


 Maps Provided By: CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com Field borders provided by Farm Service Agency as of 5/21/2008.	Source: USGS 1 meter dem Interval(ft): 3.0 Min: 556.7 Max: 601.6 Range: 44.9 Average: 582.4 Standard Deviation: 11.25 ft	0ft 424ft 848ft 7/16/2025 Boundary Center: 41° 21' 51.69, -89° 1' 53.78
	6-33N-2E LaSalle County Illinois	

TOPO HILLSHADE MAP



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 556.7
 Max: 601.6
 Range: 44.9
 Average: 582.4
 Standard Deviation: 11.25 ft



6-33N-2E
 LaSalle County
 Illinois

Boundary Center: 41° 21' 51.69, -89° 1' 53.78

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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 Field borders provided by Farm Service Agency as of 5/21/2008.

WETLANDS MAP



State: Illinois
 Location: 6-33N-2E
 County: LaSalle
 Township: Utica
 Date: 7/16/2025



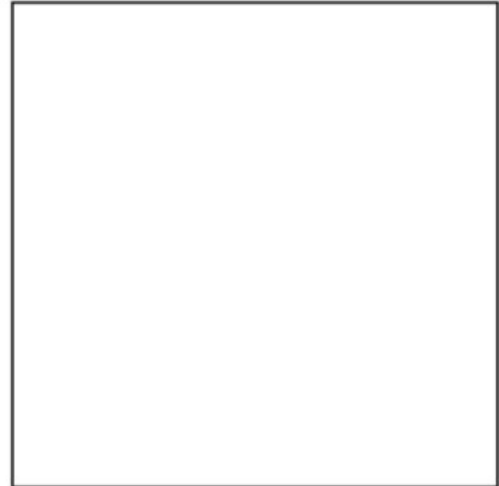
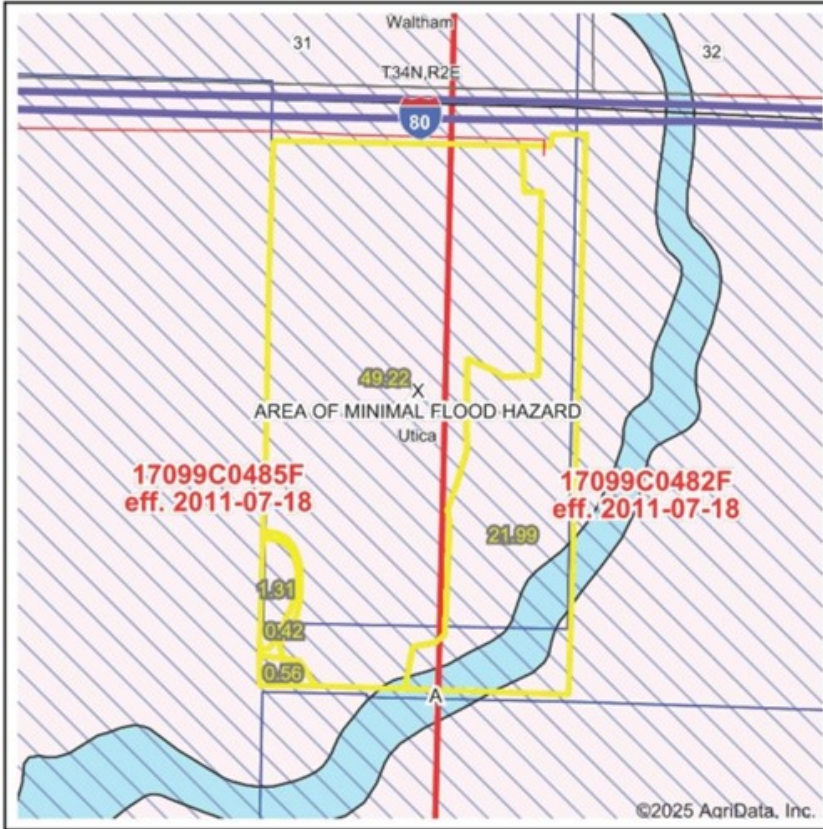
Maps Provided By:
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Classification Code	Type	Acres
PSS1A	Freshwater Forested/Shrub Wetland	5.89
PEM1C	Freshwater Emergent Wetland	5.23
Total Acres		11.12

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

FEMA REPORT



Map Center: 41° 21' 51.48, -89° 1' 53.92
 State: IL Acres: 73.5
 County: LaSalle Date: 7/16/2025
 Location: 6-33N-2E
 Township: Utica



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
LaSalle County	170400	LaSalle	Regular	63.49	86.4%
City of La Salle	170401	LaSalle	Regular	10.01	13.6%
Total				73.50	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	69.71	94.8%
A		100-year Floodplain	3.79	5.2%
Total			73.50	100%

Panel	Effective Date	Acres	Percent
17099C0485F	7/18/2011	42.04	57.2%
17099C0482F	7/18/2011	31.46	42.8%
Total		73.50	100%

MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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