

# 72 AC LASALLE COMMERCIAL SITE

2990 E 6th Road  
LaSalle IL 61301

**For more information contact:**

Mark Goodwin  
1-815-741-2226  
m g o o d w i n @ b i g f a r m s . c o m  
Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



<b>County:</b>	T o w n s h i p:	L a S a l l e
<b>Gross Land Area:</b>		U t i c a
<b>Property Type:</b>		7 2 . 0 0
<b>Possible Uses:</b>	<b>Total</b>	V a c a n t F a r m l a n d
<b>Investment:</b>		A g r i c u l t u r a l P r o d u c t i o n , D e v e l o p m e n t P o t e n t i a l
<b>Productivity Index (PI):</b>		C a l l f o r p r i c i n g
<b>Buildings: Zoning:</b>		1 0 9 . 1
		N o B u i l d i n g s I n c l u d e d
		C u r r e n t l y Z o n e d A - 1 , A g r i c u l t u r e



This is an exceptional 72-acre commercial development opportunity along Interstate 80 in LaSalle County, Illinois. This premier site features over 2,200 feet of direct interstate frontage with outstanding visibility to thousands of daily vehicles on one of America's major transcontinental highways. Comprising two contiguous parcels (63.02 and 9.09 acres), the property is strategically positioned between major Illinois markets, approximately 90 miles west of Chicago in the growing LaSalle-Peru metropolitan area.

The property offers ideal development characteristics including level to gently rolling topography, premium soils with a Productivity Index of 109.1, and 94.8% of the land outside any flood zones. Currently in productive agricultural use, the site provides interim income potential while maintaining development-ready conditions. Available utilities include electric, natural gas, municipal water and sewer, and fiber optic telecommunications, all accessible or within reasonable extension distance.

Currently zoned A-1 Agriculture with strong commercial development precedent in the corridor, this property is ideal for distribution centers, manufacturing facilities, retail developments, industrial parks, or mixed-use projects. The combination of substantial acreage, exceptional interstate visibility, minimal environmental constraints, and superior infrastructure access creates a rare opportunity to secure a strategic position in one of Northern Illinois' most promising commercial corridors.

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** 72 AC LaSalle Commercial Site  
**Tax ID Number/APN:** Parcel 1: 19-06-205000 (1906205000) - 63.02 acres  
Parcel 2: 19-06-206000 (1906206000) - 9.09 acres  
**Possible Uses:** Commercial development, industrial park, manufacturing facility, warehouse/distribution center, retail center, mixed-use development, travel center/truck stop, office park, business center  
**Zoning:** A-1 Agriculture

### AREA & LOCATION

**School District:** Utica Community Consolidated School District 304  
**Location Description:** Premier interstate highway location with exceptional visibility and access along I-80, one of America's major transcontinental highways. Property is strategically positioned in the LaSalle-Peru metropolitan area, between major Illinois population centers. The site benefits from heavy commercial and industrial traffic flow on I-80, with excellent regional connectivity to Chicago (approximately 90 miles east) and the Quad Cities area to the west. This growing corridor has seen significant commercial and industrial development, making it one of Northern Illinois' most desirable commercial real estate markets.

**Site Description:** Exceptional 72-acre development site comprising two contiguous parcels with substantial Interstate 80 frontage. The property features predominantly level to gently rolling topography ideal for commercial development with minimal site preparation required. Approximately 60-65 acres are currently tillable. The site includes approximately 11 acres of managed wetlands in the southern portion. Elevation ranges from 556.7 to 601.6 feet with excellent natural drainage patterns. Clear sightlines from the interstate provide maximum visibility for commercial signage and branding.

**Side of Street:** North side of Interstate 80  
**Highway Access:** Direct frontage and access to Interstate 80 (I-80) - major transcontinental highway with extremely high daily traffic counts. Easy on/off ramp access for commercial vehicles. Property benefits from existing interstate infrastructure.

**Road Type:** Interstate 80 - Major limited-access transcontinental interstate highway  
**Legal Description:** PT NWNE; PT NENE; PT SWNE; SENE 6-33N-2E PART OF THE NW1/4 NE1/4; PART OF THE NE1/4 NE1/4; PART OF THE SW1/4 NE1/4; SE1/4 NE1/4 OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 2 EAST, LASALLE COUNTY, ILLINOIS

**Property Visibility:** Outstanding visibility from Interstate 80 with thousands of vehicles passing daily. Level topography and frontage positioning provide clear sightlines for commercial signage visible from both eastbound and westbound lanes. Prominent location with excellent identification potential for travelers and commercial traffic.

**Largest Nearby Street:** Interstate 80 (I-80)  
**Transportation:** Direct Interstate 80 frontage and access, proximity to Illinois Route 178 and Illinois Route 71, Illinois Valley Regional Airport (15 minutes), Chicago O'Hare International Airport (90 miles), rail access via Union Pacific and BNSF lines, Illinois River port facilities nearby for barge shipping.

### LAND RELATED

**Lot Frontage (Feet):** Approximately 2,200+ feet of Interstate 80 frontage  
**Tillable Acres:** Approximately 60-65 acres  
**Lot Depth:** Variable; approximately 1,400-1,800 feet average depth  
**Buildings:** No Buildings - Vacant Land  
**Zoning Description:** Agricultural zoning with excellent commercial development potential. Property is strategically located along Interstate 80 corridor where rezoning for commercial/industrial uses is typically approved. Strong precedent for commercial development in this high-traffic area.

**Flood Plain or Wetlands:** FEMA Flood Status: 69.71 acres (94.8%) in Zone X - Area of Minimal Flood Hazard (outside 500-year floodplain); 3.79 acres (5.2%) in Zone A - 100-year floodplain (limited to southern wetland area). Wetlands: Approximately 11.12 acres - PSS1A (Freshwater Forested/Shrub Wetland): 5.89 acres; PEM1C (Freshwater Emergent Wetland): 5.23 acres. Wetland areas confined to southern

b o u n d a r y.

**Topography:**

Primarily level to gently rolling terrain with elevations ranging from 556.7 to 601.6 feet above sea level (range of 44.9 feet). Average elevation approximately 582.4 feet. Ideal for commercial development requiring minimal grading and site preparation. Natural drainage patterns excellent.

**Soil Type:**

Harvard silt loam 2-5% slopes (344B): 16.85 acres, PI 124; Gale silt loam 4-6% slopes eroded (413C2): 13.78 acres, PI 94; Camden silt loam 2-5% slopes (134B): 11.62 acres, PI 117; Camden silt loam 5-10% slopes eroded (134C2): 3.69 acres, PI 111; Boone loamy fine sand 15-35% slopes (397F): 2.27 acres, PI 50; Somonauk silt loam 2-5% slopes (668B): 1.50 acres, PI 116

**Available Utilities:**

Electric: High-capacity power lines adjacent to property. Natural Gas: Main line along highway corridor. Water: Municipal water available or can be extended. Sewer: Public sewer infrastructure available or can be extended. Telecommunications: Fiber optic and high-speed internet access available. Storm drainage: Highway drainage system in place.

**FINANCIALS**

**Finance Data Year:**

2024 Tax Year, Payable 2025 Parcel 1 (19-

**Real Estate Taxes:**

06-205000): \$2,295.74 annually  
Parcel 2 (19-06-206000): \$221.60 annually  
Combined Total: \$2,517.34 annually

**Investment Amount:**

**LOCAT I O N**

**Address:**

E 6th Rd, La Salle, IL 61301

**County:**

LaSalle County, IL



Mark Goodwin  
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## PROPERTY NOTES

### Additional Information & Resources

#### Property Documentation & Maps:

[FEMA Flood Map Service Center](#) | [USDA Web Soil Survey](#) | [National Wetlands Inventory](#) | [LaSalle County GIS](#) | [Google Maps Location](#)

#### Local Government & Planning:

[LaSalle County Planning & Zoning](#) (815-434-8217) | [City of La Salle](#) (815-223-2585) | [City of Utica](#) (815-667-4201)

#### Utility Providers:

[Ameren Illinois - Electric](#) (1-800-755-5000) | [Nicor Gas](#) (1-888-642-6748) | [City of La Salle Water](#) (815-223-2585) | [Frontier / AT&T - Telecom](#)

#### Transportation & Access:

[Illinois DOT District 3](#) (815-224-2190) | [I-80 Traffic Information](#) | [Illinois Valley Regional Airport](#) (815-223-4428)

#### Economic Development & Incentives:

[LaSalle County Economic Development](#) (815-220-1322) | [IL Dept of Commerce](#) (1-800-252-2923) | [Enterprise Zone Program](#) | [EDGE Tax Credits](#)

#### Agricultural Resources:

[USDA Farm Service Agency - LaSalle County](#) (815-224-7297) | [University of Illinois Extension](#) (815-224-0889)

#### Regional Information:

[LaSalle County Chamber of Commerce](#) (815-223-0227) | [Illinois Valley Area Chamber](#) | [City of La Salle](#)

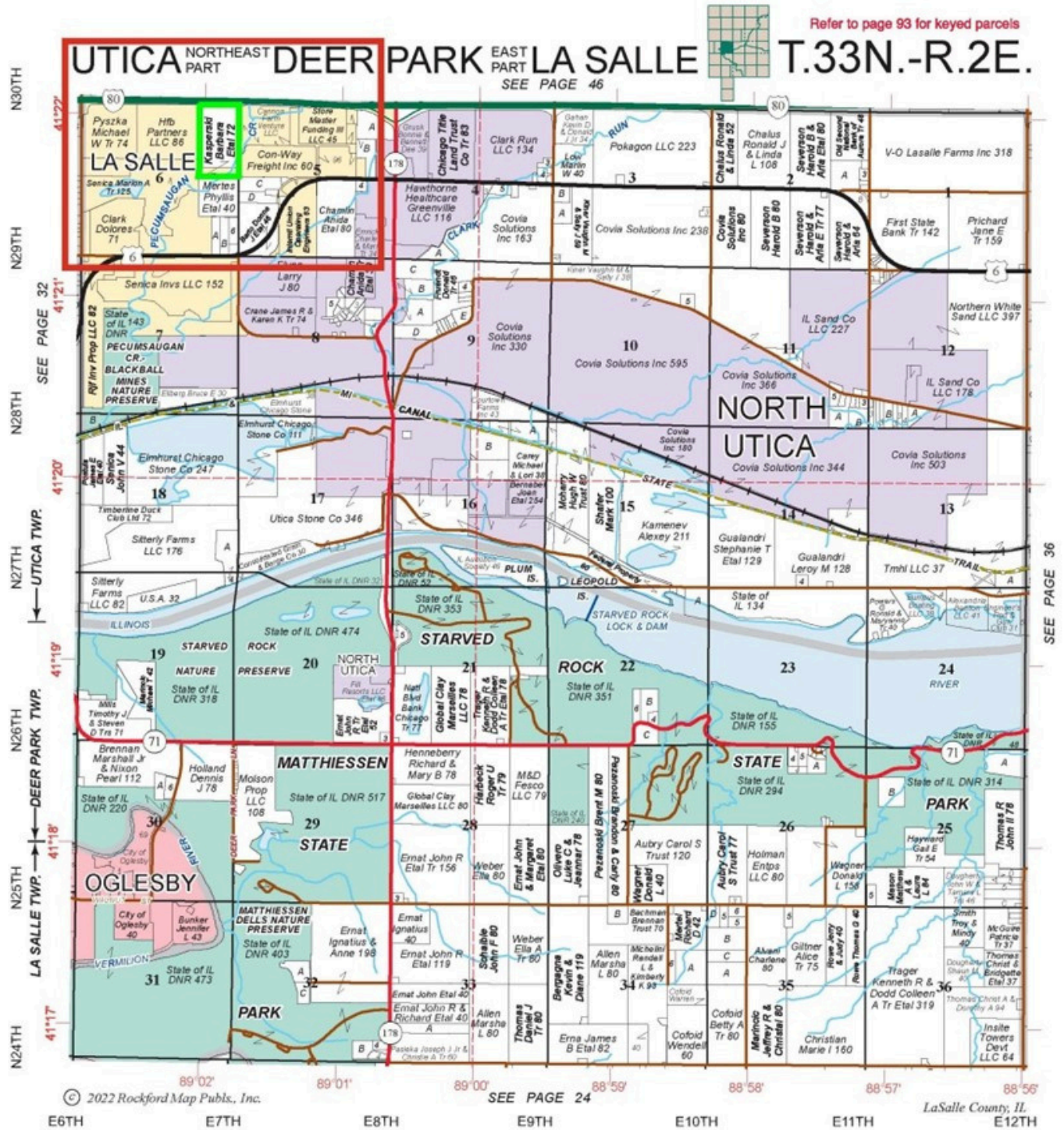
#### Environmental & Engineering:

[Illinois EPA](#) (217-782-3397) | [U.S. Army Corps of Engineers - Rock Island](#) (309-794-5338) | [Illinois State Geological Survey](#)

PROPERTY MAP

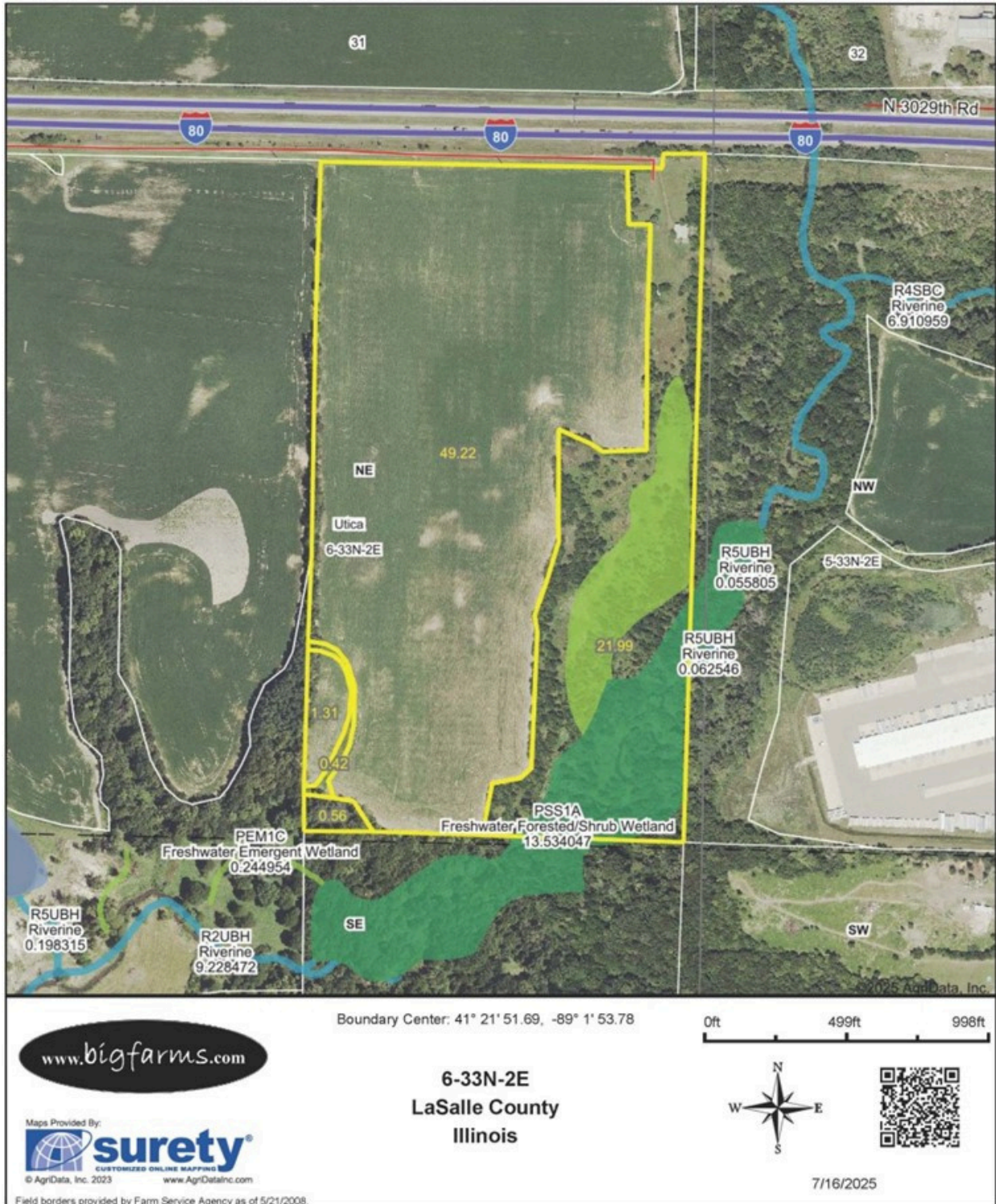


PLAT MAP

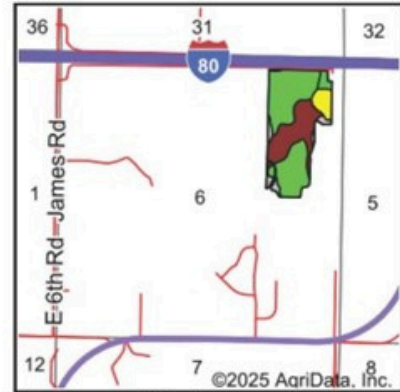
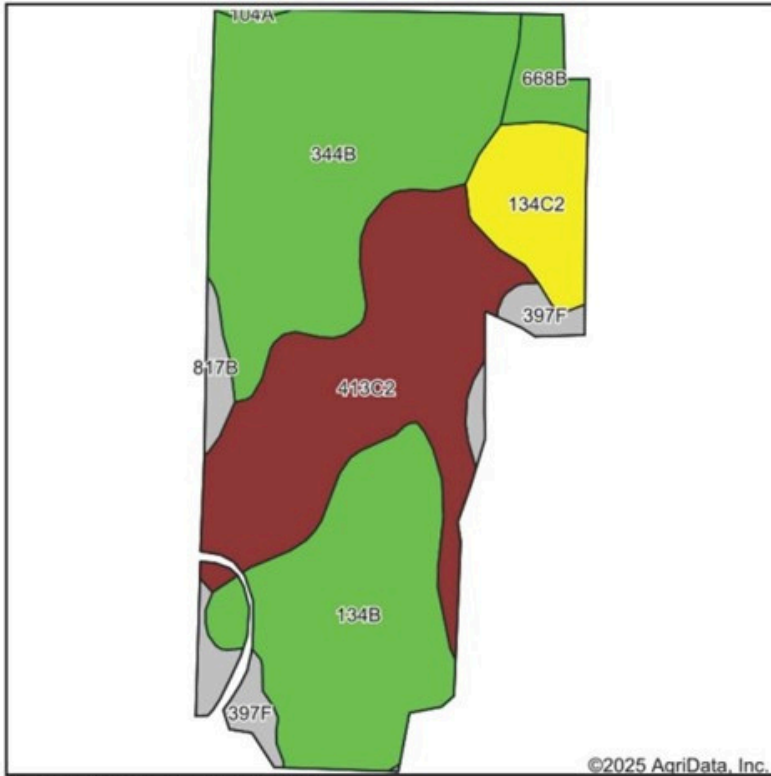


Plat Map reprinted with permission of Rockford Map Publishers, Inc.

FSA AERIAL MAP



SOIL MAP



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



Maps Provided By:  
**surety**  
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Soils data provided by USDA and NRCS.

Area Symbol: IL099, Soil Area Version: 20

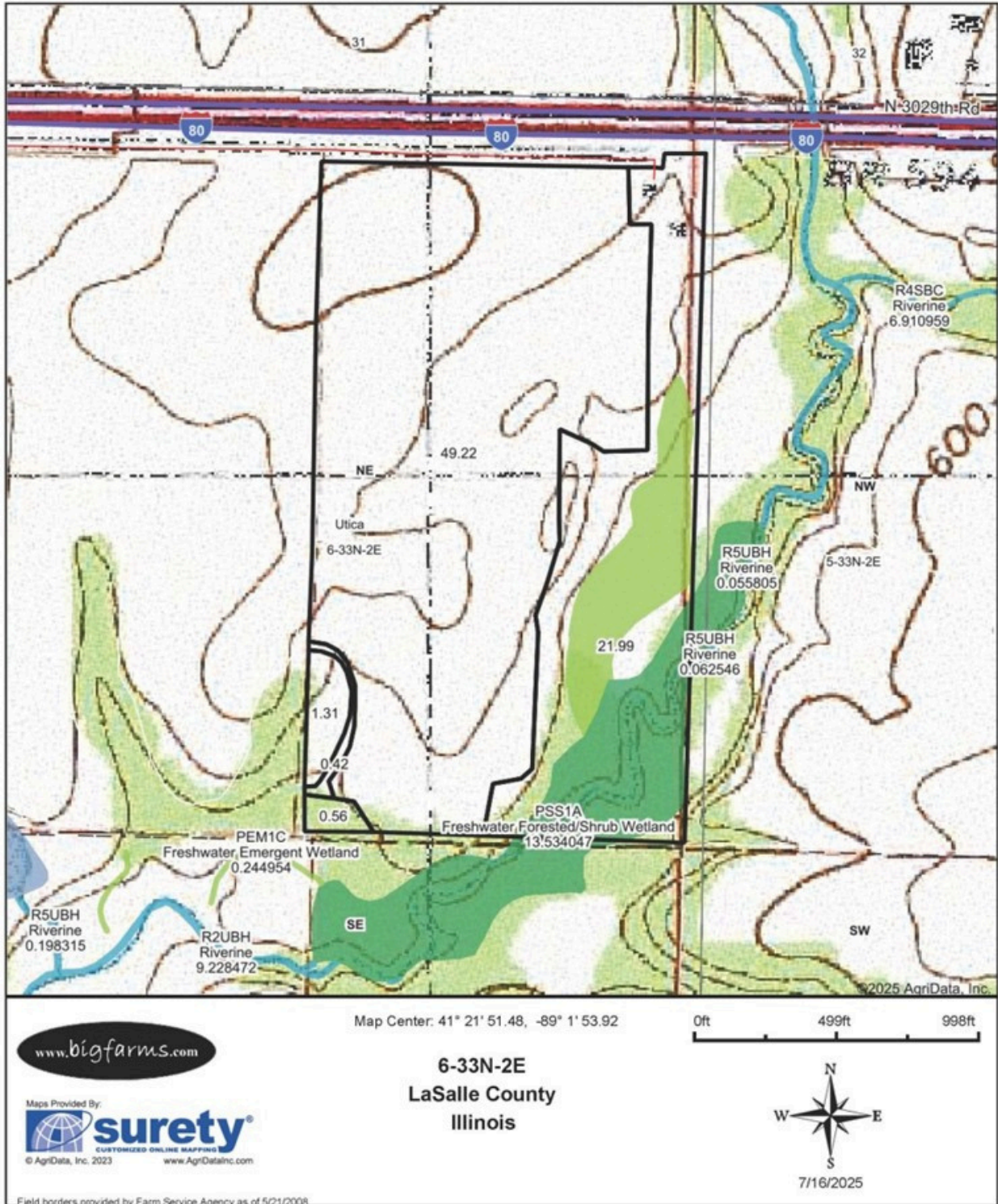
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**344B	Harvard silt loam, 2 to 5 percent slopes	16.85	33.3%		**169	**53	**124
**413C2	Gale silt loam, 4 to 6 percent slopes, eroded	13.78	27.3%		**126	**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

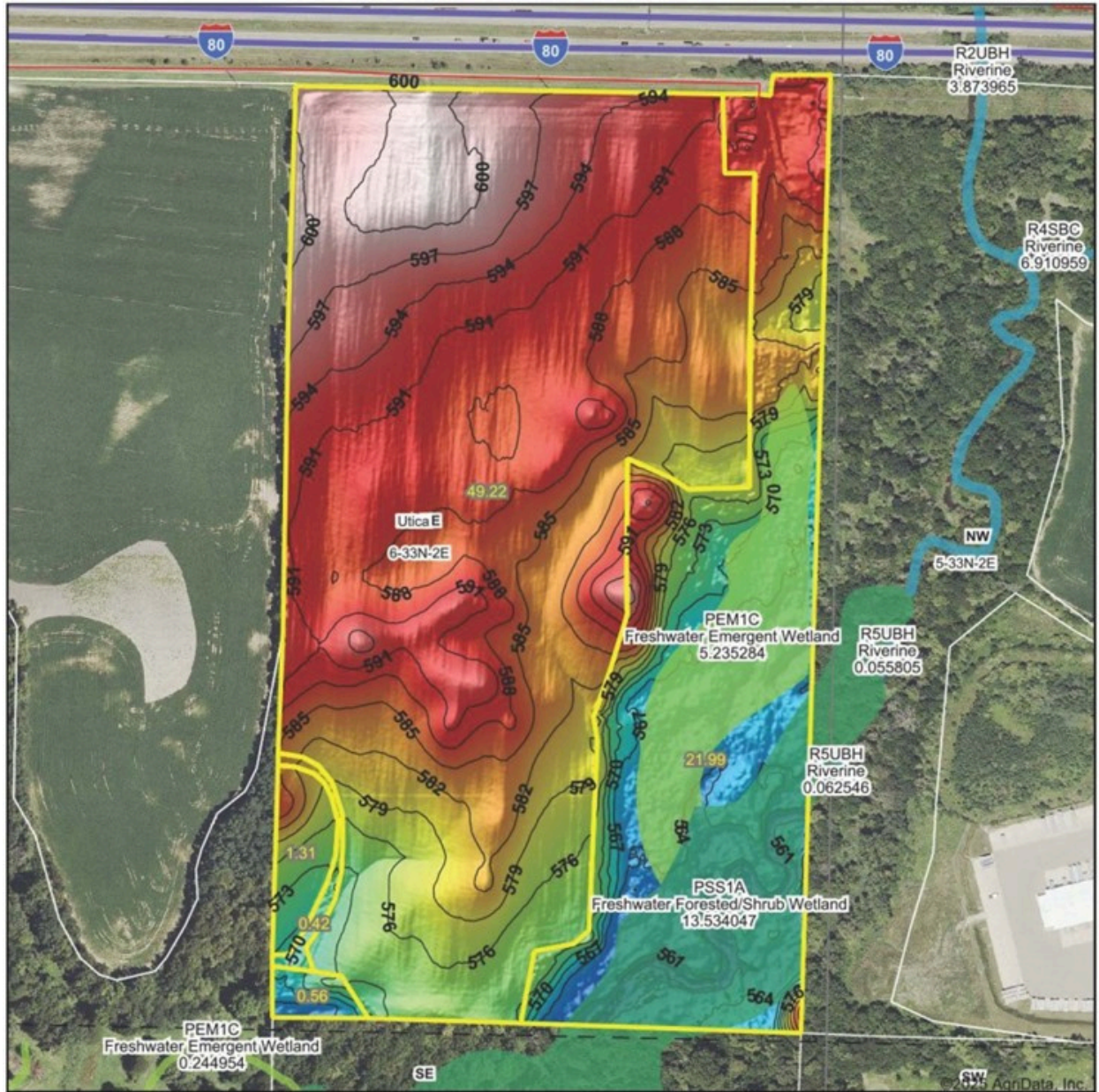


TOPO CONTOURS MAP



 Maps Provided By:  CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com	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	

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  
 © AgriData, Inc. 2023 www.AgriDataInc.com  
 Field borders provided by Farm Service Agency as of 5/21/2008.

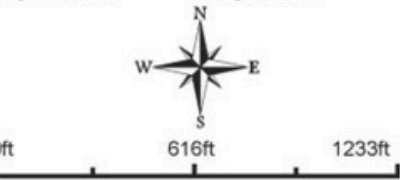
WETLAND MAP



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



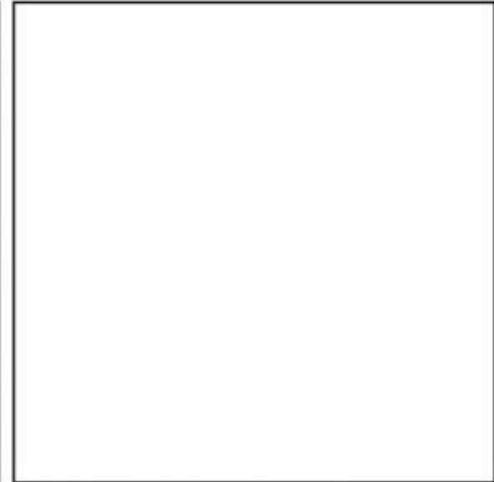
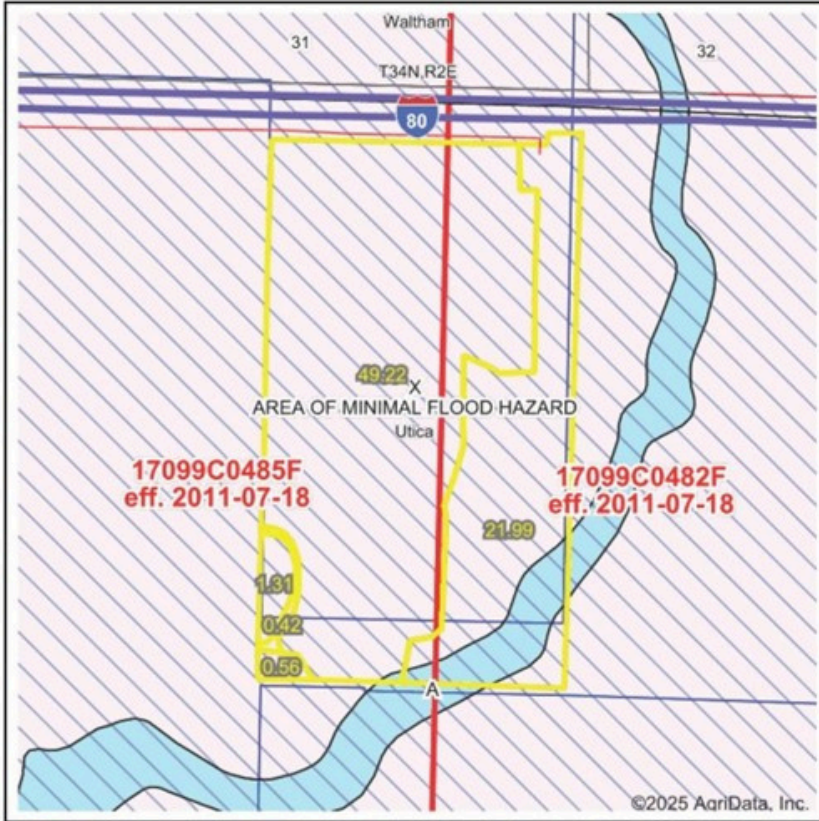
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Classification Code	Type	Acres
PSS1A	Freshwater Forested/Shrub Wetland	5.89
PEM1C	Freshwater Emergent Wetland	5.23
Total Acres		11.12

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: **surety**  
 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%
<b>Total</b>				<b>73.50</b>	<b>100%</b>

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%
<b>Total</b>			<b>73.50</b>	<b>100%</b>

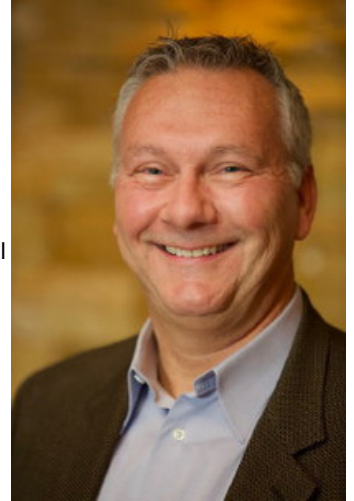
  

Panel	Effective Date	Acres	Percent
17099C0485F	7/18/2011	42.04	57.2%
17099C0482F	7/18/2011	31.46	42.8%
<b>Total</b>		<b>73.50</b>	<b>100%</b>

## 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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