

Sheffield-John Opportunity Zone Property

6900 US HWY 6 | Sheffield, IL | Bureau County

Available Acres: 100 | Sale Price: \$ 30,000 per acre

North Central Illinois

90 minutes from Chicago



Property and Area Description

One of the Best Industrial Rail-served Opportunity Zone sites in the state of Illinois. TIF District. Only 4 miles from Interstate 80 interchange. Enterprise Zone tax benefits available. Iowa Interstate Rail.

Transportation

Nearest 4-Lane Hwy: U.S. Highways 34 and 6 (0 mi.)
Nearest Interstate: I-80 (4 mi.)
Nearest Airport: Illinois Valley Regional Airport (32 mi.)
Nearest Commercial Airport: Quad City Airport (44 mi.)
Rail Served: Other
Rail Type: Greenfield
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Short Line Contact: Andy Laurent
Short Line Contact Phone: 319-423-5186
Short Line Contact Email: alaurent@iaisrr.com

Utilities

Electric: Ameren Illinois
Natural Gas: Ameren Illinois
Water: Village of Sheffield
Sewer: Village of Sheffield
Telecommunications: AT&T

Zoning:	Industrial-Light
Topography:	flat
Adjacent Available Acres:	88
Setting:	Agricultural Land
Within City Limits:	Yes
Specialty Features:	TIF District
Last Updated:	Dec 6, 2018

Economic Development Contact

Property Owner- William John
(815) 751-6669

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