



CHUCK STALEY

Your Real Estate Professional

Goodfield Business Park

Intersection Routes I-74, US 150 & IL 117

Goodfield, Illinois



GENERAL INFORMATION

Goodfield Business Park is conveniently located in Woodford County in Central Illinois just 20 minutes from Peoria or Bloomington. Goodfield Business Park offers easy interstate access, and lays adjacent to Interstate 74, with I-55 just 20 minutes to the east and I-155 just 10 minutes to the west. Chicago is just over 2 hours north and St. Louis is approximately 3 hours to the south.

Goodfield Business Park is zoned industrial with lots that are flexible for retail. Goodfield Business Park includes water, natural gas, sewer, electrical services and communication.

Goodfield Business Park is an excellent location for commercial/industrial development. Just off I-74 at the Goodfield exit, it is both highly visible and accessible from this well traveled corridor (traffic counts follow). 36.4 A. (of a total 90+ available acres) have been platted into 32 lots. Land priced on a square foot basis (with minimum price being \$1.84/sq.ft.) can be purchased in whatever quantity is desired. Utilities, city water and sewer are all in place as well as major entrances into development and roadways to lots.

Goodfield Business Park has versatile street layout, with lots ranging from a half acre and larger to accommodate different uses. Goodfield Business Park will be an upscale park that includes restrictions for each property owner.

Researchers report that Woodford County boasts one of the highest consumer spendable incomes per household in the state of Illinois, including levels higher than Peoria, Tazewell and McLean counties. Woodford County includes 15 communities and villages. The daily traffic count indicates over 25,000 vehicles travel east on I-74 and 25,800 vehicles travel west on that route.

UTILITIES

ELECTRICITY: Illinois Power supplies electricity with a supply line of 34.5 KV (located on property lot)

NATURAL GAS: Nicor supplies gas with a line of 3" main (located on property lot)

WATER/SEWER: City of Goodfield supplies water with a 6" main and 8" sewer main (located on property lot)

COMMUNICATIONS: Verizon supplies communications

AIR SERVICE

GREATER PEORIA AIRPORT: 18 miles west of property, includes freight, charter, and commercial services.

BLOOMINGTON-NORMAL AIRPORT: 20 east of property, includes freight, charter, and commercial services.

CHICAGO O'HARE AIRPORT: 157 miles northeast of property includes freight, charter, and commercial and international services.

ROADWAYS

Interstate I-74, US 150 and Illinois Route 117 adjacent, I-155 located 10 miles west, I-55 and I-39 located 20 miles east, Illinois Route 116 located 12 miles north of property.

I-74 TRAFFIC COUNT: 25,000/day

ROUTE 117 TRAFFIC COUNT: 7830/day

ROUTE 150 TRAFFIC COUNT: 3000/day

FREIGHT

RAILROAD: Railway 100ft from property on North end.

RIVER: Illinois River located 20 miles west of property. Illinois River is a navigable river and tributary of the Mississippi river.

Image AIR: Detailed above

Image ROAD: Detailed above

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