

FOR SALE

VIEWEG
REAL ESTATE

Central IL Industrial Property | Flexible Use & Development Potential

1324 Fort Jesse Rd, Normal, IL 61761



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PROPERTY DESCRIPTION

Hard to find 7-acre industrial property in Central Illinois offering a compelling opportunity for both investors and owner-users seeking flexibility, privacy, and long-term upside. The property includes a 4,800 SF metal building and is set back from the road, offering a secluded and secure environment that is increasingly difficult to find in today's market.

Currently zoned M-1 (Light Industrial), the site supports a wide range of industrial uses, with potential for rezoning to accommodate alternative development strategies. The expansive acreage provides significant optionality—whether for redevelopment, expansion, outdoor storage, or continued use as a functional industrial site.

The existing improvements allow for immediate occupancy or income potential, while the land itself offers substantial value for future repositioning. A cell tower is located on the property and operates under an existing easement.

This property is well-suited for a variety of users, including but not limited to:

- Construction and contracting companies
- Trucking, logistics, and fleet operations
- Equipment storage and rental businesses
- Light manufacturing or fabrication
- Warehousing with yard capabilities
- Landscaping or outdoor service providers
- Agricultural support users
- Owner-users seeking secure, private acreage

With limited comparable sites offering this combination of acreage, privacy, and flexibility, this property stands out as a unique opportunity to acquire a versatile industrial asset with multiple paths for value creation.

LOCATION DESCRIPTION

West of North Veterans Parkway running parallel on the North side of the Union Pacific Joliet Sub Railroad

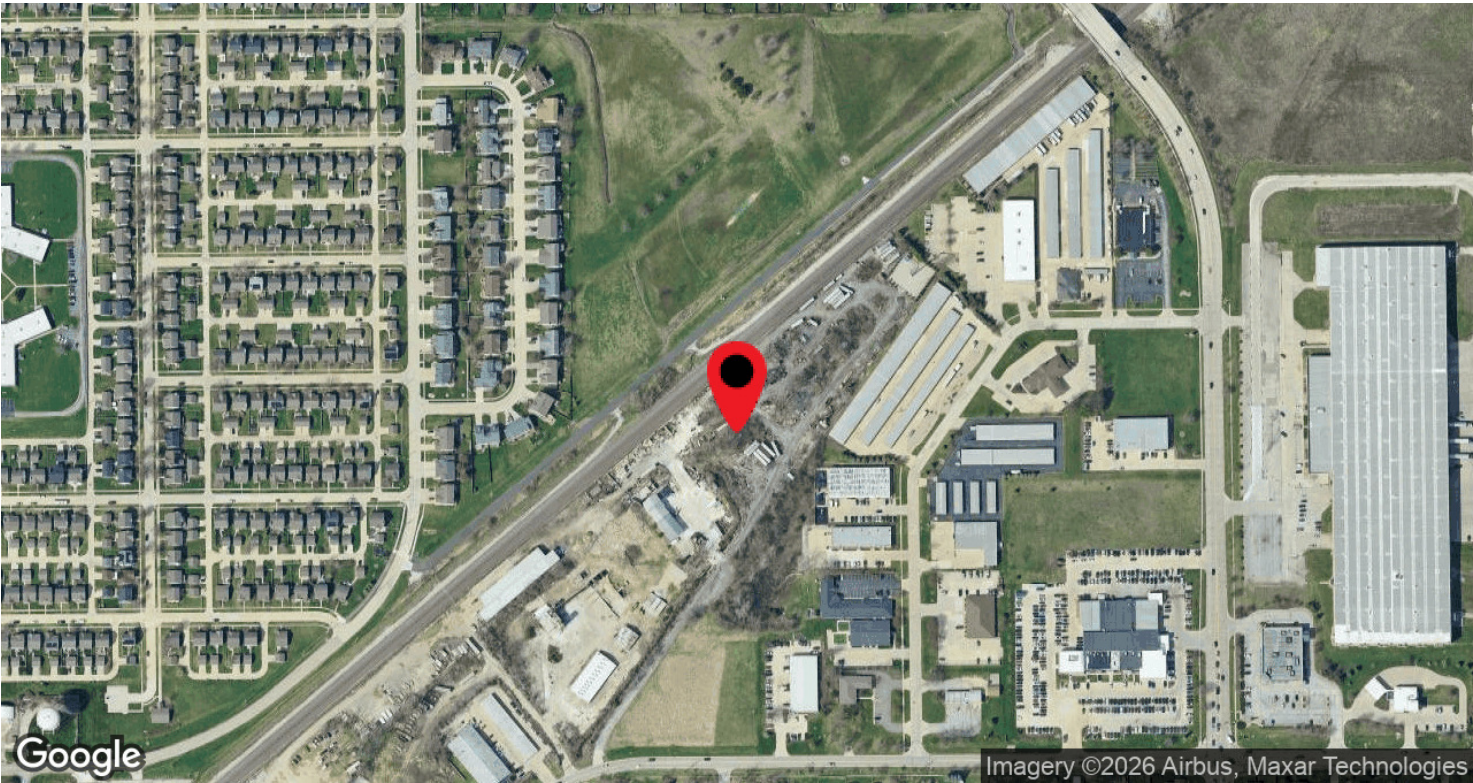


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PROPERTY HIGHLIGHTS

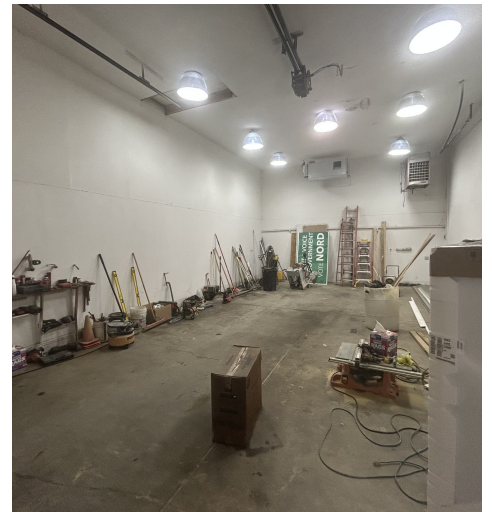
- ±7.0 Acres Industrial Site
- 4,800 SF Metal Building
- Zoned M-1 (Light Industrial)
- Potential for Rezoning
- Private, Set-Back Location
- Rare Large Acreage Offering
- Flexible Use Case
- Value-Add / Redevelopment Opportunity
- Ample Land for Expansion
- Existing Improvements + Excess Land

OFFERING SUMMARY

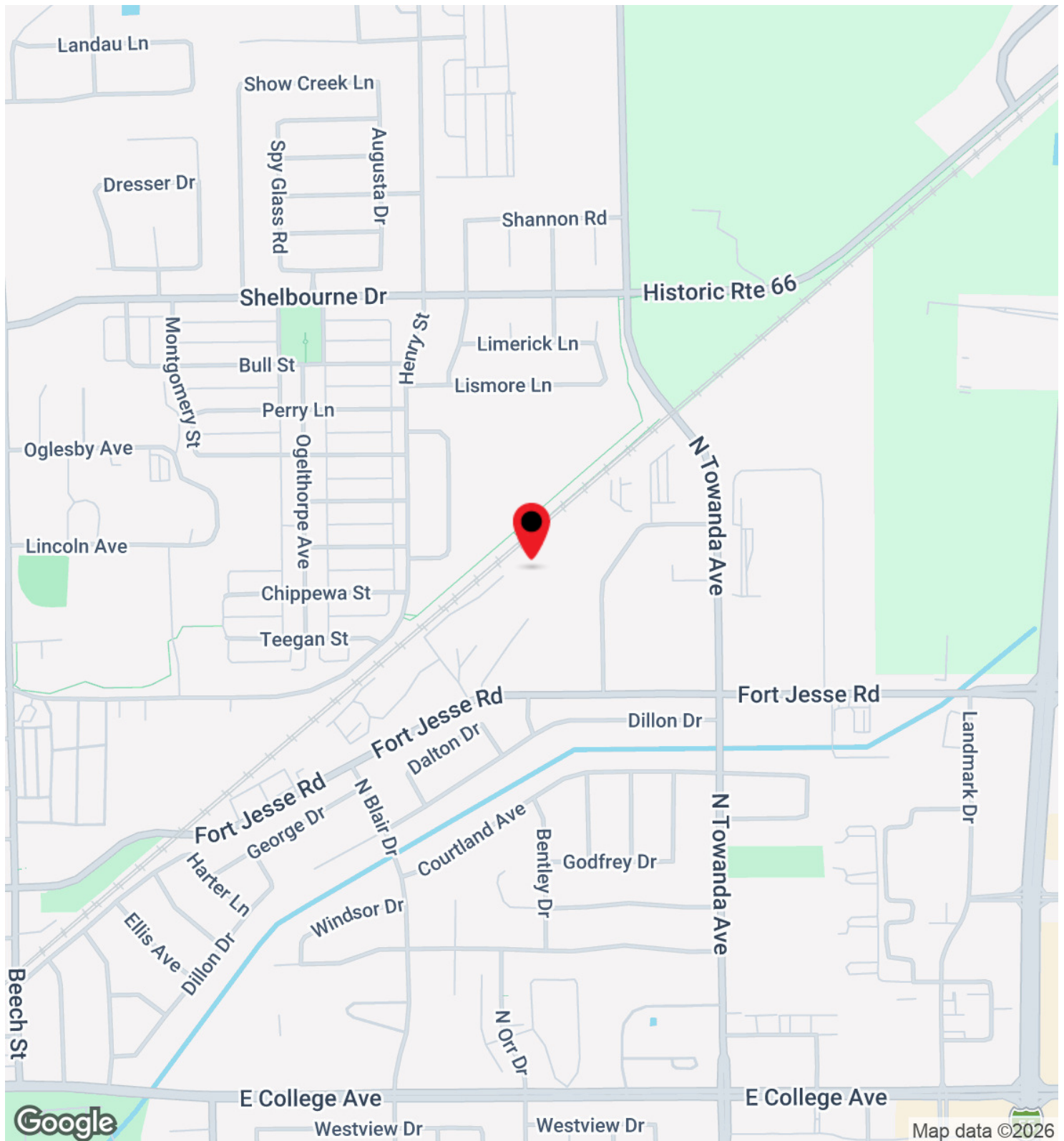
Sale Price:	\$699,000
Lot Size:	7 Acres
Building Size:	4,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,766	30,554	49,941
Total Population	8,243	78,394	122,260
Average HH Income	\$91,499	\$96,862	\$96,975

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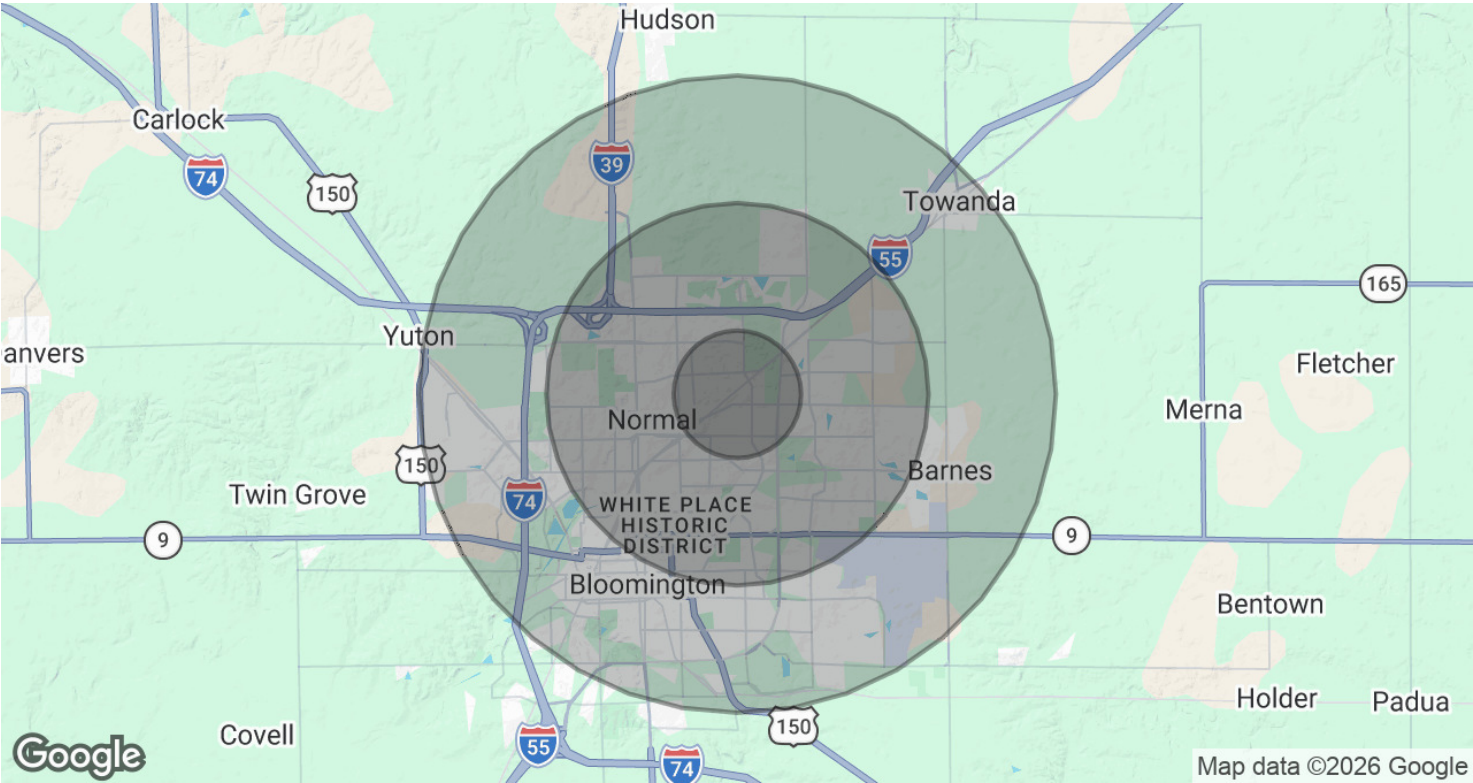
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,243	78,394	122,260
Average Age	39.9	33.1	34.9
Average Age (Male)	39.7	32.2	33.9
Average Age (Female)	40.6	34.5	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,766	30,554	49,941
# of Persons per HH	2.2	2.6	2.4
Average HH Income	\$91,499	\$96,862	\$96,975
Average House Value	\$201,079	\$222,878	\$213,754

2023 American Community Survey (ACS)

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Bloomington-Normal, Illinois

“Twin Cities” in the Heart of Illinois



Welcome to the Twin Cities

A vibrant, fast-growing community where small-town charm meets big-city opportunity. Located in the heart of Illinois, Bloomington-Normal offers an exceptional quality of life, a thriving economy, and a strong sense of community.



Business & Industry

- State Farm Insurance (Headquarters)
- Rivian Automotive (Electric Vehicle Manufacturing Plant)
- COUNTRY Financial
- Bridgestone Tires
- Ferrero Chocolate
- OSF HealthCare & Carle BroMenn Medical Center



Education & Innovation

- Illinois State University (Normal)
- Heartland Community College (Normal)
- Illinois Wesleyan University (Bloomington)



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