

## **Executive Summary: Prime Opportunity in Morris, Illinois**

This property is a highly visible, approximately 154-acre corner site located in Grundy County at the intersection of Route 47 and Granville Road. It offers approximately 2,600 feet of frontage on Route 47 and 2,500 feet on Granville Road. The site is positioned just north of Interstate 80, providing immediate access via the four-way interchange at I-80 and Route 47. The Grundy County Fairgrounds are directly north of the property line.

### **About Morris, Illinois**

Morris is an inviting community located in the northeastern quadrant of Illinois, about an hour southwest of Chicago<sup>1</sup>. The city has a diversified business base, including manufacturing, construction, technology, and energy<sup>2</sup>. It also offers exceptional healthcare at Morris Hospital & Healthcare Centers and quality educational opportunities<sup>3333</sup>. Living in Morris provides a small-town experience with a deep connection to the environment, thanks to its location along the Illinois River and two state parks within city limits<sup>4</sup>. The city has a rich history and a modern attitude, celebrating its many community festivals, historical downtown with unique shops, and great restaurants<sup>5</sup>. It is considered an ideal community to raise a family or start a business<sup>6</sup>.

### **Transportation & Infrastructure**

Grundy County is situated along several Midwestern transportation arteries, giving businesses and industries access to the global economy<sup>7</sup>. This includes Interstate 80 and Interstate 55<sup>8</sup>. A new interchange on I-80 at Brisbin Road, which opened in 2012, provides access to over 12,000 acres of prime industrial ground for new development<sup>9</sup>. The county also features Illinois River Ports and Class I Rail Lines from BNSF, CN, CSX, and Union Pacific<sup>10101010</sup>.

The Morris Municipal Airport, a publicly owned general aviation airport, is located approximately 1.5 miles north of Interstate 80<sup>11</sup>. It has a lighted 5,500-foot runway that can accommodate recreational and corporate jets<sup>12</sup>. The airport also features three corporate hangars and provides jet fuel and aviation gas<sup>13</sup>.