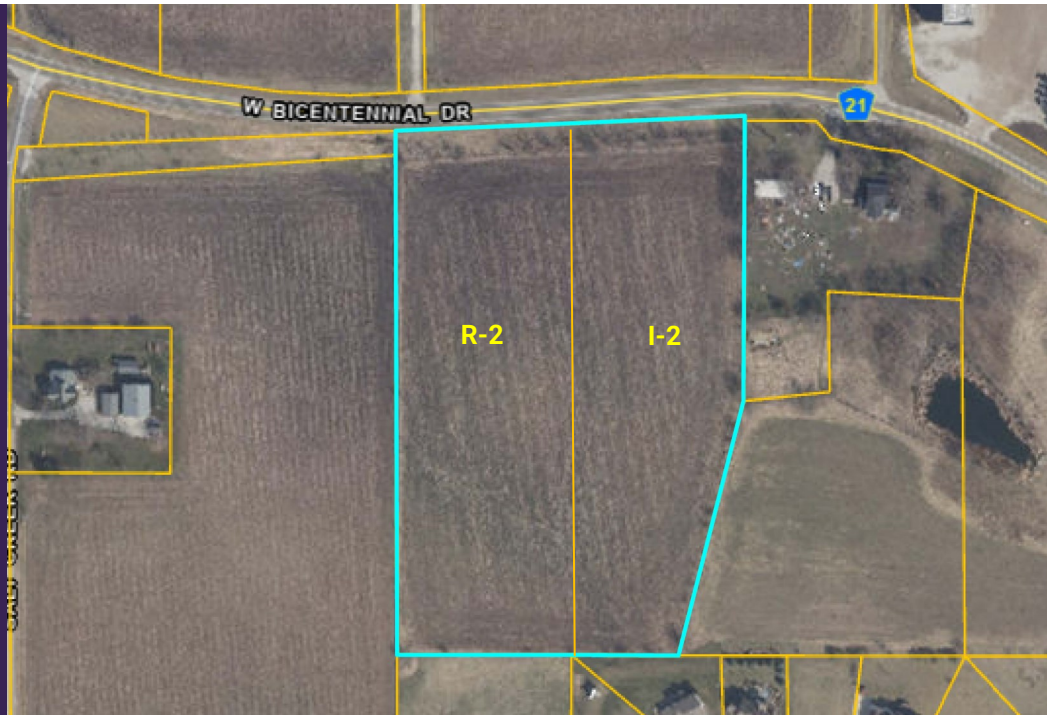


# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)



## FOR SALE - 10 ACRES LEROY IL

### ADDRESS

Bicentennial Dr  
LeRoy, Illinois

### SIZE

Approx. 9.97 acres

### TAX ID

Parcel #: 30-28-301-004

### SALE PRICE

\$199,500

### ZONING

R-2, I-2

### CENSUS DATA

[Click Here](#)

Located in the welcoming community of LeRoy, Illinois, this approximately 10-acre parcel of farmland presents a **unique opportunity for redevelopment**. Situated near I-74, the site offers excellent accessibility for both residential and commercial projects. Its proximity to established amenities, including a Holiday Inn Express, Days Inn, and various dining options ranging from fast food to family restaurants, adds to its appeal for potential development.

The property benefits from access to **full utilities, including water, sewer, gas, electric, and telecommunications**, all of which can be extended to support future development needs. Additionally, the City of LeRoy is open to discussions regarding **potential tax incentives** for qualifying projects, offering added flexibility and value to investors.

LeRoy is a well-rounded community with quality schools, a small-town atmosphere, and a strategic location that combines convenience and connectivity.

**Whether you're considering a residential neighborhood, a commercial development, or a mix of both, this site offers a prime opportunity to create something meaningful!**

**Laura Pritts**  
Designated Managing Broker  
[lpritts@axis360.co](mailto:lpritts@axis360.co)  
(309) 824-0507

Visit our Website:  
[www.axis360.co](http://www.axis360.co)

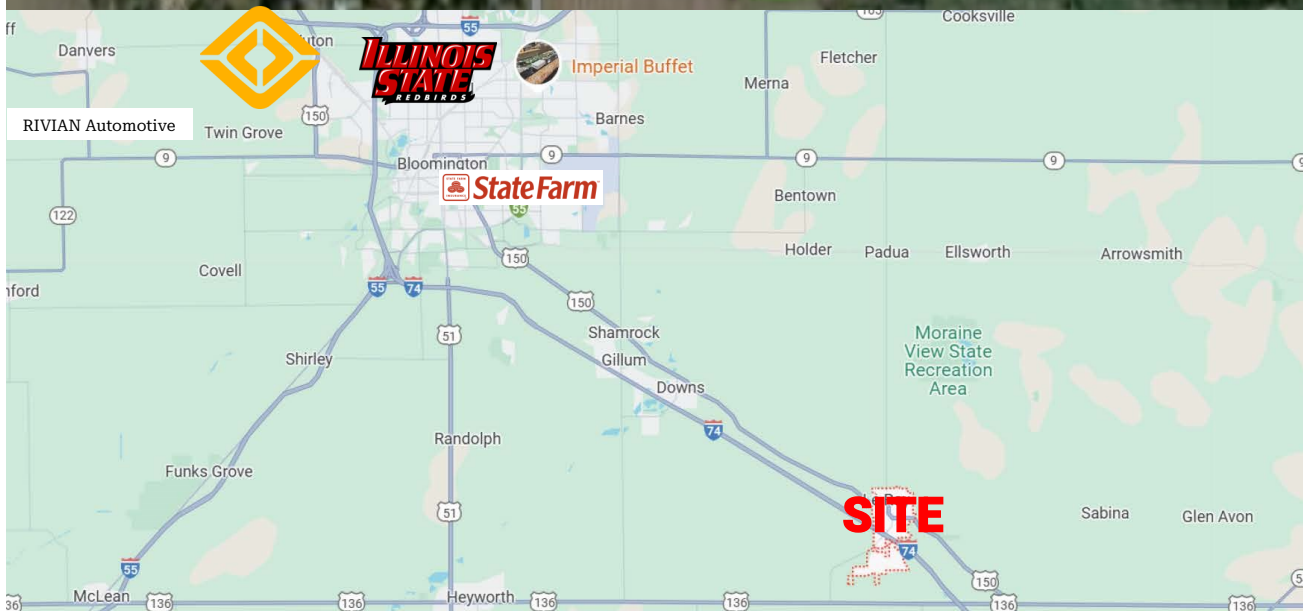
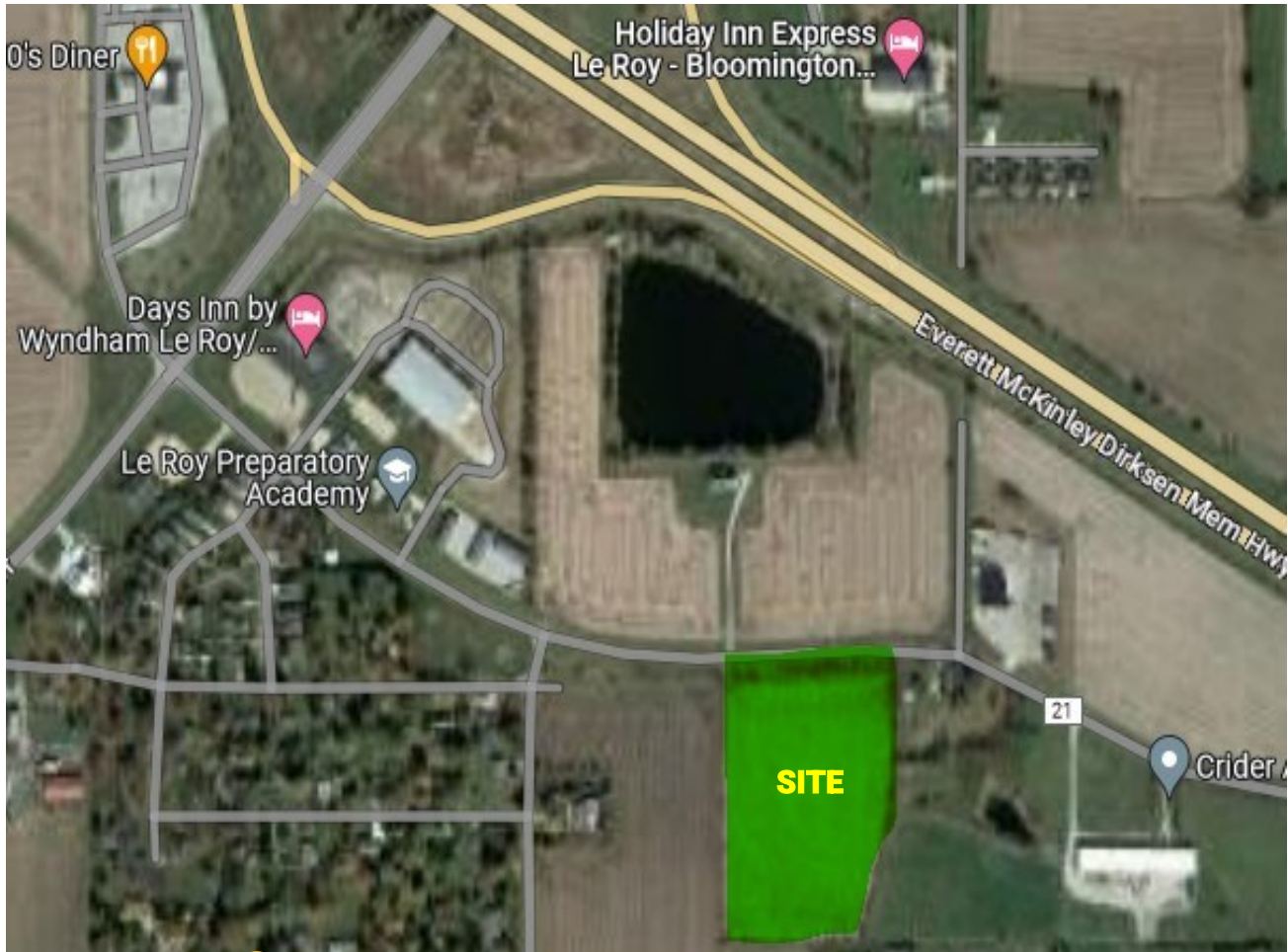




3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)

Visit our Website:



Laura Pritts, Designated Managing Broker

[lpritts@axis360.co](mailto:lpritts@axis360.co)

(309) 824-0507



3001½ Gill St.  
Suite A  
Bloomington, Illinois  
[www.axis360.co](http://www.axis360.co)

Visit our Website:



## Le Roy, Illinois

- In 2022, Le Roy, IL had a population of 3,022 people with a median age of 42.5 and a median household income of \$96,176.
- Between 2021 and 2022 the population of Le Roy, IL grew from 3,131 to 3,223, a 2.94% increase and its median household income grew from \$78,512 to \$96,176, a 22.5% increase
- The 5 largest ethnic groups in Le Roy, IL are White (Non-Hispanic) (98.5%), Two+ (Non-Hispanic) (0.962%), Black or African American (Non-Hispanic) (0.527%), White (Hispanic) (0%), and Black or African American (Hispanic) (0%)
- 99.9% of the residents in Le Roy, IL are U.S. citizens
- In 2022, the median property value in Le Roy, IL was \$160,100, and the homeownership rate was 87.1%
- Most people in Le Roy, IL drove alone to work, and the average commute time was 24.2 minutes. The average car ownership in Le Roy, IL was 2 cars per household
- The economy of Le Roy, IL employs 1.71k people
- The largest industries in Le Roy, IL are Finance & Insurance (375 people), Health Care & Social Assistance (215 people), and Educational Services (190 people), and the highest paying industries are Agriculture, Forestry, Fishing & Hunting, & Mining (\$125,179), Agriculture, Forestry, Fishing & Hunting (\$125,179), and Professional, Scientific, & Technical Services (\$120,329)

From: DATA USA: <https://datausa.io/profile/geo/le-roy-il>

## McLean County, Illinois

- In 2022, McLean County, IL had a population of 171k people with a median age of 34 and a median household income of \$75,356.
- The largest universities in McLean County, IL are Illinois State University (5,654 degrees awarded in 2022), Heartland Community College (1,306 degrees), and Illinois Wesleyan University (404 degrees).
- In 2022, the median property value in McLean County, IL was \$191,300, and the homeownership rate was 65%.

From: DATA USA: <https://datausa.io/profile/geo/mclean-county-il>

**Laura Pritts, Designated Managing Broker**

[lpritts@axis360.co](mailto:lpritts@axis360.co)

**(309) 824-0507**