

# NE Corner of Pearl St. & Service Rd., Belvidere, IL

Available: 5.25 Acres



**LOW BOONE COUNTY TAXES**

## FOR SALE: 5.25 Acres Flexible Use/Development Site

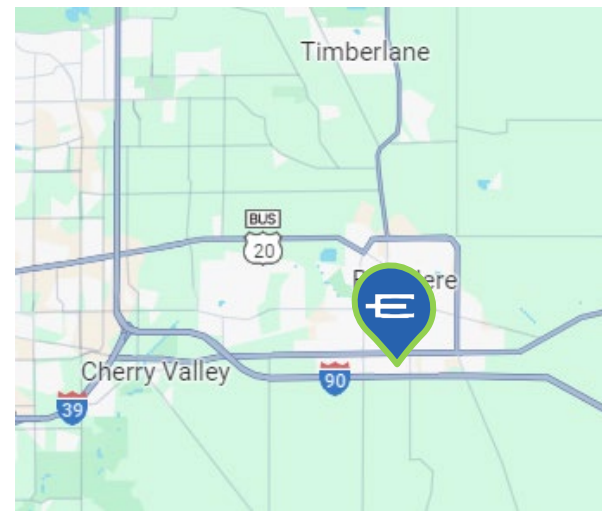
LAND AREA: 5.25 Acres

ZONING: Flexible Commercial/Industrial

PIN: 07-01-151-006

REAL ESTATE TAXES: \$272.28 (2024)

**SALE PRICE: \$460,000 (\$2.01 PSF)**



### HIGHLIGHTS:

- Flexible uses/development site
- Offering Rare I-90 Exposure
- Utilities in Proximity
- Minute from the Belvidere Stellantis Assembly Plant

SCAN FOR LISTING



**ENTRE**  
Commercial Realty LLC

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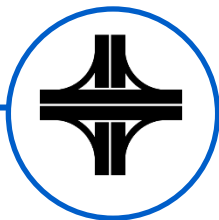
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# LOCATION



SCAN FOR MAP VIEW



**PROXIMITY TO (2) TWO  
I-90 INTERCHANGES**



**19 MINUTES TO  
ROCKFORD  
AIRPORT**



**LOW BOONE  
COUNTY TAXES**



**BUSINESS FRIENDLY  
MUNICIPALITY/COUNTY**

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