

**CONSIDERABLE
PRICE REDUCTION**

PEORIA SPEEDWAY

3520 W FARMINGTON RD, PEORIA, IL 61604

SPEEDWAY/OUTDOOR RECREATION FOR SALE

JASON MILLER

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LOCATION DESCRIPTION

This bustling area offers a rich tapestry of amenities and attractions, with something for everyone. Investors will appreciate the proximity to major transportation routes, along with the diverse range of entertainment options nearby. From the Peoria Riverfront Museum to the beautiful outdoors of Forest Park Nature Center, the area offers a blend of urban conveniences and natural beauty. The property's strategic location provides easy access to shopping, dining, and recreational opportunities, making it an enticing prospect for special purpose/other investors seeking a dynamic and well-connected location.

OFFERING SUMMARY

Sale Price: \$350,000

Lot Size: 30 Acres
Additional ±30 Acres available

PROPERTY HIGHLIGHTS

- ±30 Acre fully equipped historic dirt track stadium
- Sale includes high-capacity grandstands, professional lighting, and ample participant pit areas
- A 1,536 sf 2-story office building with ground level public restrooms and a covered picnic area
- Situated with immediate access to major interstate corridors, ensuring effortless travel for regional spectators and race teams from Peoria, Bloomington, and neighboring cities
- Positioned in a high-density, established trade area that provides a built-in local customer base and consistent regional draws
- Ideal for a discerning special-purpose investor looking to build on a historic sports legacy, or a visionary commercial development firm seeking a large acreage footprint in a prime location.
- Adaptive reuse for redevelopment into industrial gross spaces or multi-family.
- Adjacent ±30 Acre lot available on Land Lease.
- Property is Zoned R2 with a small portion Zoned B2 and located within Flood Zone A.
- Contact Broker for details.

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Adjacent 30+ Acre Parcel



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