



**FOR SALE**  
**+/- 2.3 Acres Commercial/Industrial Land**  
**Bell School Rd & Rock Valley Pkwy**  
**Loves Park, Illinois**

**Fantastic Industrial Development Opportunity Located in the Bell School Road Industrial Job Recovery Law TIF District!**  
 Prime 2.3 acre parcel on Bell School Rd, conveniently located just north of Riverside Blvd. Close to full I-90 interchange, near Sportscore, Mercy Hospital, Jason Bea Hospital, and Volcano Falls Amusement Park, and Rock Cut State Park, with easy access to shopping, dining and transportation. Ideal location for hotel, fast food, auto related, or other retail, dining or hospitality

- Shovel ready land directly off I-90 full interchange
- 0% Municipal Property Tax
- Enterprise Zone Partnership – sales tax forgiven for fixed materials on all new construction
- Business Friendly Development Process – expedited services include permitting, inspections, etc...



**Property Information**

**Location**

The property is generally located at the northeast corner of Bell School Road and Rock Valley Parkway in Loves Park, Winnebago County, Illinois in the Gateway Business Park.

**Improvements**

Shovel ready and annexed to Loves Park.  
 Located In TIF district

**Size/Dimensions**

Approximately 258' x 392'

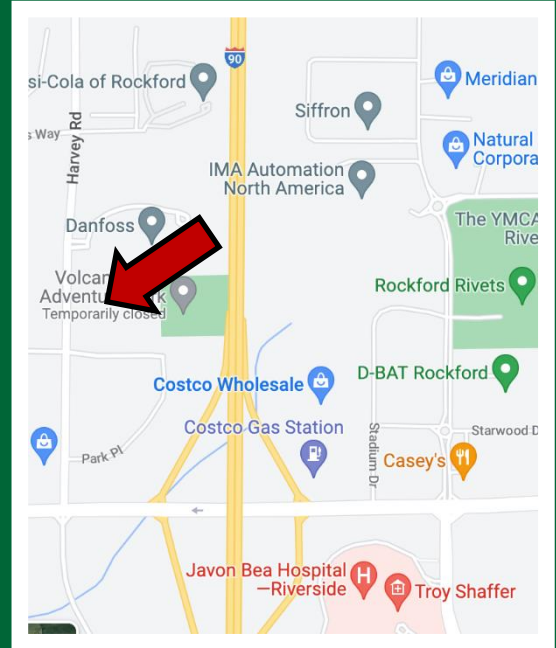
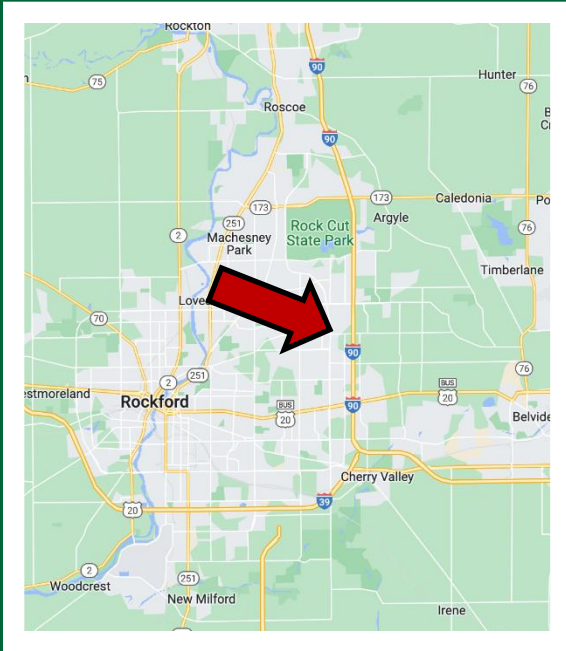
**Total Acres**

+/- 2.3 Improved Acres



**Dan Flanagan**  
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### Site Features

#### Wetland/Floodplain

No mapped wetland or floodplain per NWI and FIRM Maps.

#### Access

Frontage and access on Bell School Road  
 Located just north of busy Riverside Blvd  
 Approx. 1/2 mile to full interchange on I-90.

### Zoning & Taxes

**Taxes:** \$72.86 based on 2021 assessment

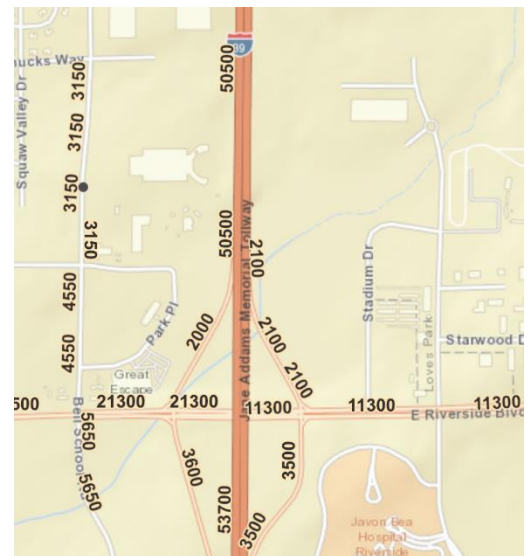
#### Zoning:

Industrial zoning located in Gateway Business Park.

**Price:** \$239,580

### Traffic

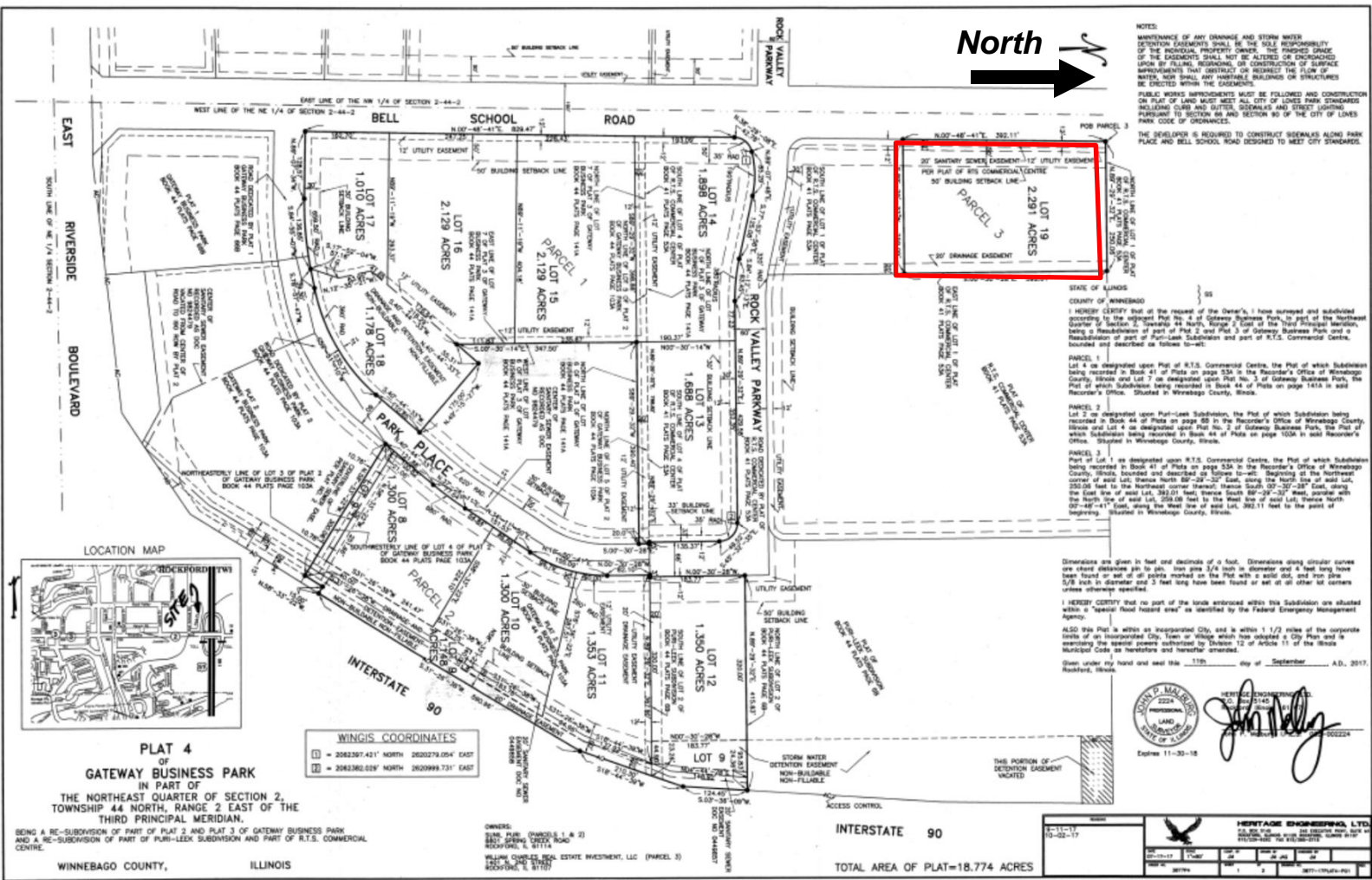
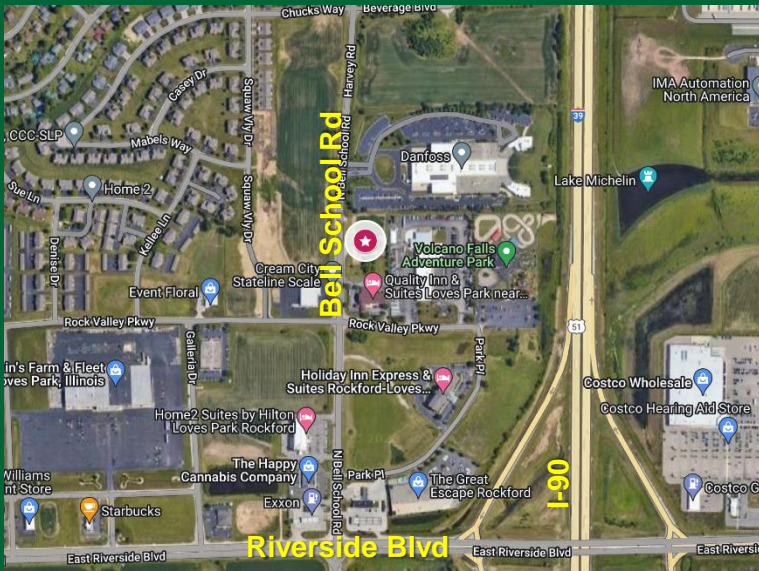
Approximately 21,300 vehicles per day on Riverside Blvd.



IDOT Traffic Map

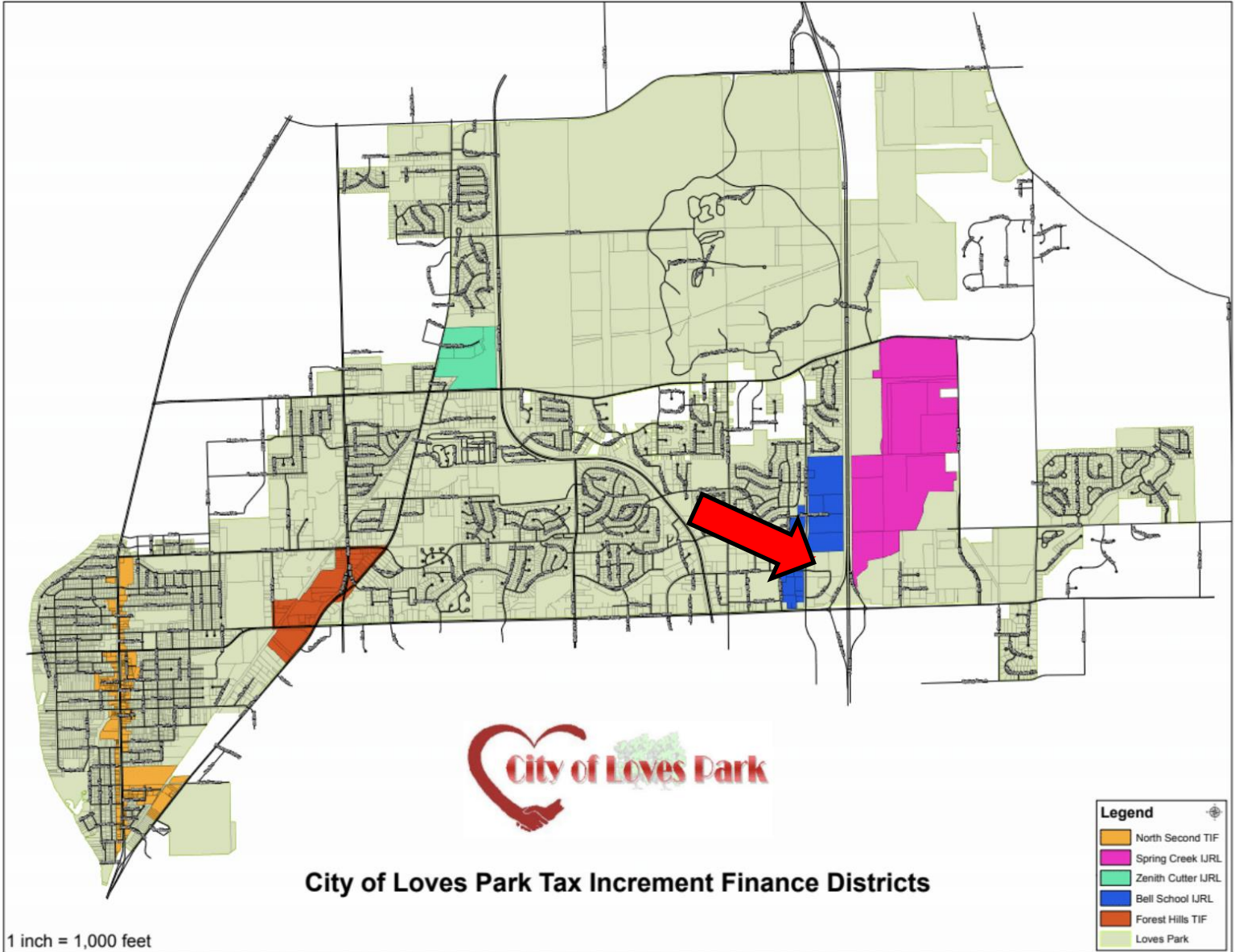


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Flanagan Realty, LLC represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing. The information contained herein is from sources considered reliable, but is not guaranteed and is subject to change without notice. Buyers are advised to independently verify all information and perform their own due diligence. This offering may be withdrawn or subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.



## ENTERPRISE ZONES

The State of Illinois passed legislation creating Enterprise Zones in Illinois to assist municipalities in the revitalization of distressed areas by offering financial and tax incentives to stimulate business growth and neighborhood improvement. The Loves Park-Machesney Park Enterprise Zone provides new and existing businesses with a variety of incentives to promote job creation and business development.



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## Loves Park Enterprise Zone Benefits

### **BUILDING MATERIALS SALES TAX EXEMPTION**

Any building materials used in new construction or rehabilitation of properties located within the Loves Park-Machesney Park Enterprise Zone (and permanently attached to the real estate) are eligible to be sales tax exempt.

### **PROPERTY TAX ABATEMENT**

The City of Loves Park and the Village of Machesney Park effectively do not issue corporate property taxes, and accordingly, this incentive is available, without application, to all businesses with the Enterprise Zone. Please note that property tax abatement does not apply to any other taxing districts within either municipality.

### **INVESTMENT TAX CREDIT**

A 0.5 percent credit against the state income tax is offered to taxpayers making investments in qualified property located in the Enterprise Zone. The Enterprise Zone credit is in addition to the existing 0.5 percent investment tax credit against the personal property replacement tax available throughout Illinois.

### **MANUFACTURING MACHINERY AND EQUIPMENT SALES TAX EXEMPTION**

State statute allows a business enterprise that is certified by the Department of Commerce, that either creates a minimum of 200 full-time equivalent jobs in Illinois; or retains a minimum of 2,000 full-time jobs in Illinois; or which retains 90% of the existing jobs, a 6.25 percent state sales tax exemption on all tangible personal property which is used or consumed within an Enterprise Zone in the process of manufacturing or assembly of tangible personal property for wholesale or retail sale or lease. This exemption includes repair and replacement parts for machinery and equipment used primarily in the wholesale or retail sale or lease, and equipment, manufacturing fuels, material and supplies for the maintenance, repair or operation of manufacturing, or assembling machinery or equipment.

### **UTILITY TAX EXEMPTION**

The Public Utilities Act 220 ILCS 5/9-222.1, as amended and the Telecommunications Excise Tax Act 35 ILCS 630/2(a)(5), as amended allows a 5 percent state tax exemption on gas, electricity; and the Illinois Commerce Commission .1 percent administrative charge and excise taxes on the act or privilege of originating or receiving telecommunications a business enterprise, for businesses that are certified by the Illinois Department of Commerce as making an investment in a zone that either creates a minimum of 200 full-time equivalent jobs in Illinois or retains a minimum of 1,000 full-time jobs in Illinois.



## About Flanagan Realty, LLC

### Summary of Experience

Dan Flanagan, ALC is the owner and managing broker of Flanagan Realty, LLC. Dan is considered by many to be one of the foremost experts in land and commercial real estate brokerage, acquisition, disposition, consulting and valuation in the greater Chicago area. His extensive knowledge of land and commercial real estate bring tremendous value to anyone who is seeking to buy, sell or lease commercial or industrial real estate, land, or farms, or is otherwise facing challenges with land or commercial real estate.

Mr. Flanagan has actual, hands-on development experience in residential, commercial, industrial and special-use real estate. As a result, he is uniquely qualified to help with a wide range of real estate related issues and challenges.

The following is a brief overview of Dan's relevant experience and qualifications:

- ♦ Accredited Land Consultant designation from the National Association of Realtors, Realtors Land Institute. Recipients of this designation are considered the "Best of the Best" in the land business and must meet stringent education, experience, sales volume, and testing requirements.
- ♦ President - Illinois Chapter of the Realtors Land Institute.
- ♦ Board of Directors of the National Realtors Land Institute
- ♦ Former partner with a large Midwestern private equity real estate development firm.
- ♦ Sales volume well into the hundreds of millions, averaging in excess of \$25 million in sales annually.
- ♦ Frequent commentator on the Chicago real estate industry and market. Quoted in Chicago Tribune, Crain's Chicago Business News and Real Estate on Radio, WLS 890 AM.
- ♦ Masters in Public Administration from Northern Illinois University with a specialization in City Management and Environmental Planning.
- ♦ Extensive expertise in real estate valuation, including comparable sales analysis, income analysis, discounted cash flow analysis, market and absorption studies and other methods.
- ♦ Frequently contacted by area real estate appraisers to provide insight regarding land and commercial real estate markets and valuation.



## ILLINOIS ASSOCIATION OF REALTORS NOTICE OF NO AGENCY RELATIONSHIP

**Name of Broker Associate:** Daniel Flanagan

**Name of Brokerage Company** Flanagan Realty, LLC

### NOTICE OF NO AGENCY RELATIONSHIP

In regard to this property, Daniel Flanagan of Flanagan Realty, LLC has entered into an agreement with Seller to provide certain real estate brokerage services and represents the seller in this transaction and will not be acting as a dual agent or representative of the buyer unless specifically stated in writing.

**THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.**

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Print Customer's Name

\_\_\_\_\_  
Date



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