

TRANSITIONAL DEVELOPMENT LAND AVAILABLE

Winnebago County

ILLINOIS

90.65 ACRES M/L



Matt Myers

217.617.7605 | IL LIC 475.209712
Matt.Myers@PeoplesCompany.com

Listing #18536

 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

Winnebago County

ILLINOIS

90.65 ACRES M/L

PEOPLES COMPANY IS
PLEASSED TO PRESENT

90.65 acres m/l of transitional development land in the city of South Beloit, Illinois. The farm consists of 89.06 FSA cropland acres m/l with the primary soil type being Kishwaukee silt loam and carrying a total PI of 127. The farm was recently improved



by converting non-tillable acres into production. The farm is open for the 2026 crop season.

South Beloit, Illinois is a growing city located on the Illinois-Wisconsin border. The city is midway between Lake Michigan and the Mississippi River and has access to Interstates 90, 39, and 43. This provides easy access to some of the largest markets in the Midwest and makes South Beloit an attractive option for businesses looking to expand or establish a logistical hub.

ASKING PRICE: \$1,359,750

Highlights

Recently improved by converting non-tillable acres into production.

Currently zoned Commercial General and proposed Light Industrial.

Off Interstate 90 in South Beloit City limits.

Sewer and water are adjacent to the property with capacity.

30 minutes from Rockford, IL and an hour from Madison, WI.



Don't miss the opportunity to acquire a high-quality farm with development potential near South Beloit. **Contact the listing agent for more details.**

Matt Myers

217.617.7605 | IL LIC 475.209712

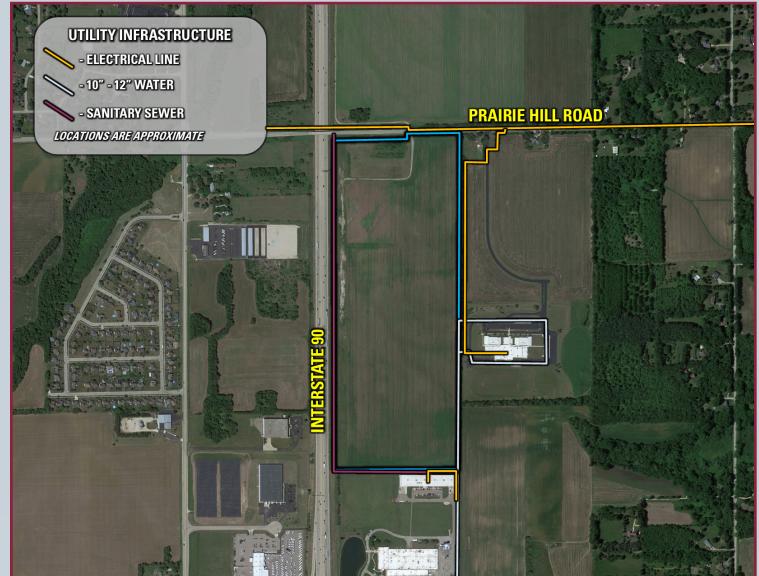
Matt.Myers@PeoplesCompany.com

FUTURE DEVELOPMENT POTENTIAL

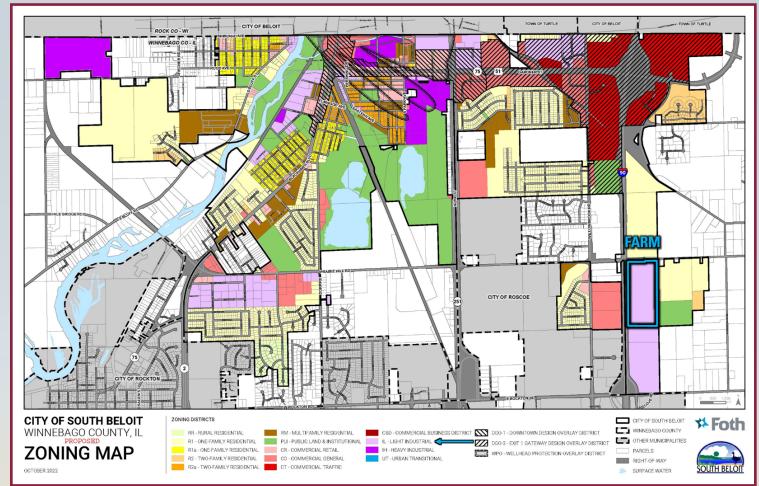
The farm is a prime candidate for future development as there is growing demand from city planners and the Greater Beloit Economic Development Corporation. The Farm is currently zoned Commercial General and proposed as IL – Light Industrial. The City of South Beloit's future land use plan identifies the property as part of the I-90 Commercial Center for regional commercial development. There is also potential interest from neighboring landowners. There is a PBC Linear manufacturing facility to the south of the property and the Willowbrook Middle School to the east of the farm. Existing utilities include a 10" to 12" water line on the south side of the property, a sanitary sewer line running along the south and west sides of the Farm, and electrical lines running along north, east and a portion of the south side of the farm.

A local engineer created a development concept to reflect the future land use plan for Light Industrial zoning. The farm has capacity for 11 light-industrial lots with access off Prairie Hill Road. Light Industrial businesses include production, processing, and servicing facilities, theatres, warehousing, and much more, offering plenty of optionality.

Infrastructure Map



Future Land Use Map



Development Concept



Listing #18536





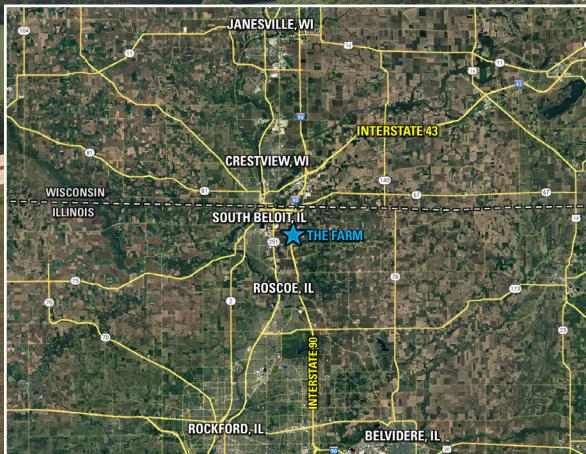
12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18536

TRANSITIONAL DEVELOPMENT LAND AVAILABLE

Winnebago County ILLINOIS 90.65 ACRES M/L



Directions

From South Beloit, Illinois: Head east on Gardner Street then take a right onto N 2nd Street and continue for 1.5 miles. Then, turn left/east onto Prairie Hill Road and in 1 mile the farm will be to the right/south.

All information, regardless of source, is deemed reliable but not guaranteed and should be independently verified. The information may not be used for any purpose other than to identify and analyze properties and services. The data contained herein is copyrighted by Peoples Company and is protected by all applicable copyright laws. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

Matt Myers

217.617.7605 | IL LIC 475.209712
Matt.Myers@PeoplesCompany.com

Listing #18536

