

# PRIME I-90 43 ACRE DEVELOPMENT SITE FOR SALE

BELVIDERE, IL 61008



**LOTS FROM 1-17 AC AVAILABLE!**



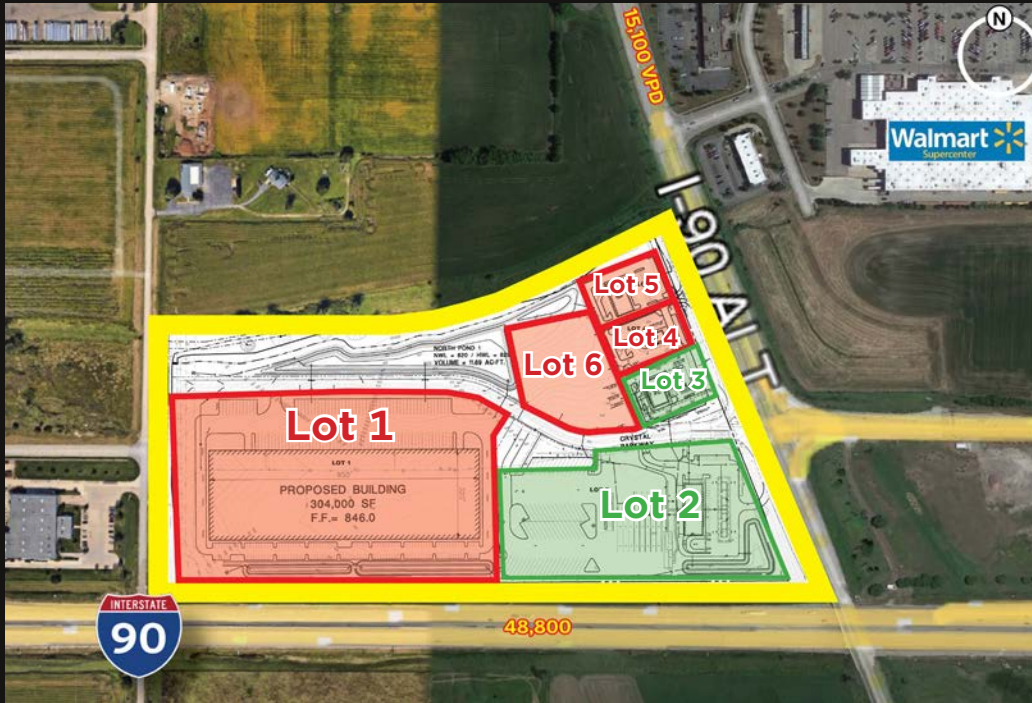
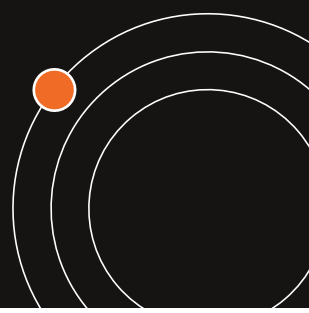
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# I - 90 & GENOA RD

## PROPERTY SUMMARY



Asking Price:	Subject to offer
Site:	43.5 AC
Lot 1:	+/- 17.5 AC - Industrial or Retail Pad
Lot 2:	Speed Trek Travel Center with Jimmy Johns, WingStop, & Smoothie King
Lot 3:	Aroma Hill Dispensary
Lot 4:	+/- 1.2 AC - Retail Pad
Lot 5:	+/- 1.6 AC - Retail Pad
Lot 6:	+/- 3 AC - Hotel Pad
Zoning:	PB - Planned Business & PI - Planned Industrial
Submarket:	Far Northwest
County:	Boone

- Industrial and Commercial Lots available for Build-to-suit for sale/lease or as out-parcel sale
- Pad Ready Development Lots
- I-90 Frontage (Approx. 1,000 feet)
- 9 Miles to I-39 & I-90 Interchange
- Lot 1 can be 100,000 SF Retail or 304,000 SF Industrial
- Located within Belvidere/Boone County Enterprise Zone
- Surrounding tenants include Walmart, Applebee's, Taco Bell, Starbucks, Aaron's Midland States Bank, Physicians Immediate Care, Verizon and OSF Healthcare

A diagram illustrating the structure of a black hole. It features two concentric circles: an inner dashed circle representing the event horizon and an outer solid circle representing the Schwarzschild horizon. A solid black dot is located at the center, representing the singularity. A small white circle with a black outline is positioned on the outer solid circle, representing a point on the horizon.

The site features an ideal mix of food, retail, and cannabis users with the opportunity for various other tenant mixes to be additions to the 43 AC site.



## Travel Center:

Truck Stop featuring 12,000 SF convenience store/travel plaza, two drive-thru lanes 16 auto fueling pumps, 8 commercial vehicle lanes, 80 truck parking stalls.  
Travel Center Tenants include:

- o Smoothie King, Jimmy Johns, and WingStop

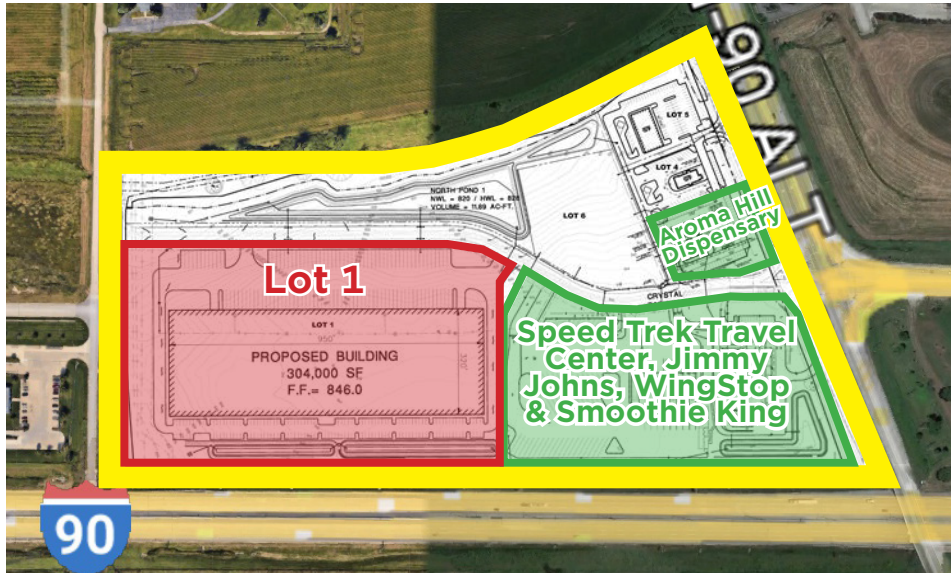
6,000 SF Retail Space with 8,000 Customers per month

Chrysler Automobiles owns and operates a 681,000-square-foot assembly plant 3 miles west of the site. The assembly plant is one of the largest employers in the region with 4,100 employees, most of whom live outside of Belvidere. The property's positioning next to two major area highways provides excellent exposure for commuting employees on their way to and from the assembly plant.



# I-90 & GENOA RD

## LOT 1 OVERVIEW



**Acres:** 17.514 AC

**Price / SF:** Subject to Offer

**Zoning:** Planned Industrial

**Proposed Industrial Building SF:** 304,000 SF

**Proposed Retail Building SF:** 100,000 SF

### Approved Industrial Uses:

Cultivation, Selective cutting, Passive outdoor public recreation, Active outdoor public recreation, Public services and utilities, Office, Personal or professional services, Indoor maintenance service, Indoor storage or wholesaling, Light industrial, and Small wireless facility.

### Approved Retail Uses:

Retail up to 100,000 SF, including Department Stores, Big-Box Retailers, Superstores, Warehouse Clubs, Movie Theaters, Entertainment Venues, Home Improvement and Hardware Stores, Electronics Retailers, Home and Garden Stores, Furniture Stores, etc.

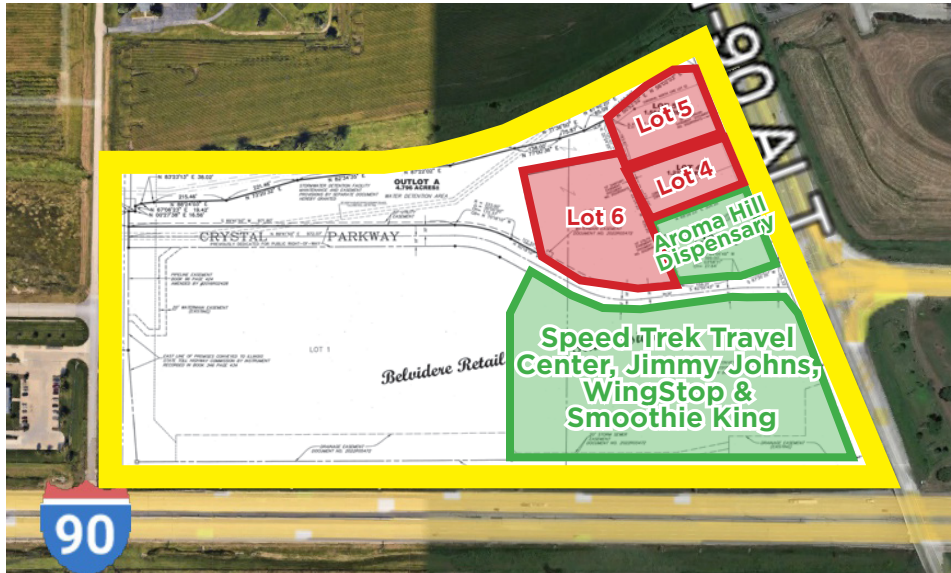
### Permitted with Special Use:

Clear cutting, Indoor commercial entertainment, Indoor sales or service, Day care center (3+ children), Artisan studio/production shop, Personal storage facility, Airport/heliport, Distribution center, Communication tower, Campground, Off-site parking lot, Vehicle repair and maintenance, In-vehicle sales or service, Non-building mounted solar installations for export of energy for use by a public utility, Adult-use cannabis dispensing organization, craft grower, cultivation center, infuser organization or infuser, processing organization or processor, and transporting organization or transporter.



# I-90 & GENOA RD

## LOTS 4,5,6 OVERVIEW



**Lot 4:** 1.2 AC / 52,272 SF

**Lot 5:** 1.6 AC / 69,696 SF

**Lot 6:** 2.910 AC / 126,769 SF

**Zoning:** Planned Business

### Approved Uses:

Hotel, QSR, Sit-Down Restaurant, Dental Office, Liquor Store, Health and Personal Care Stores, Beauty Salons, Boutique, Electronics Stores, Pet Supply and Service, Auto Supply Store, Physicians Office, Banks, Fitness Center, Passive or Active outdoor public recreation, Public services and utilities, Office, Personal or professional services, Indoor sales or service, Indoor maintenance service, Small wireless facility, Car detailing or car

### Permitted with Special Use:

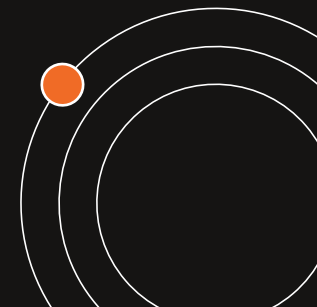
Clear cutting, Outdoor display, In-vehicle sales or service, Indoor commercial entertainment, Outdoor commercial entertainment, Commercial animal boarding, Commercial indoor lodging, Bed and breakfast establishments, Day care center (3+ children), Vehicle repair and maintenance, Artisan studio/production shop, Large-scale development, and Shooting range.



# NEARBY RETAILERS



# BELVIDERE/BOONE COUNTY ENTERPRISE ZONE INCENTIVES



## Property Tax Abatement

[VIEW WEBSITE](#)

Property taxes are abated on improvements to commercial and industrial properties located within the Enterprise Zone, which result in an increase in the property's Equalized Assessed Value (EAV). The abatement is realized on the increased EAV.

Year 1	Year 2	Year 3	Year 4
80%	60%	40%	20%

### BASE PROPERTY TAX ABATEMENT:

Minimum Investment: No Requirement  
Minimum Job Creation: No Requirement

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10
100%	90%	80%	60%	50%	25%

### MID-LEVEL PROPERTY TAX ABATEMENT:

Minimum Investment: \$200,000,000  
Minimum Job Creation: 150

Year 1-5	Year 6-10
85%	50%

### HIGH-LEVEL PROPERTY TAX ABATEMENT:

Minimum Investment: \$800,000,000  
Minimum Job Creation: 400

## Building Permit Fee Reduction

50% of any building permit fee will be waived when certain information related to development activity within the Zone is provided at the time the permit is requested. Otherwise an applicant will be required to pay the full permit fee.

## Other Local Benefits

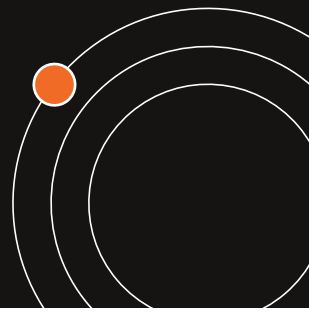
- No-cost assistance in identifying and applying for state and federal financing programs for business
- Specialized education and training programs offered through Rock Valley College, The Workforce Connection and/or the Illinois Department of Commerce & Economic Opportunity (DCEO)
- Site identification and procedures relating to the construction of a project in the Belvidere/Boone County Enterprise Zone



# I-90 & GENOA RD

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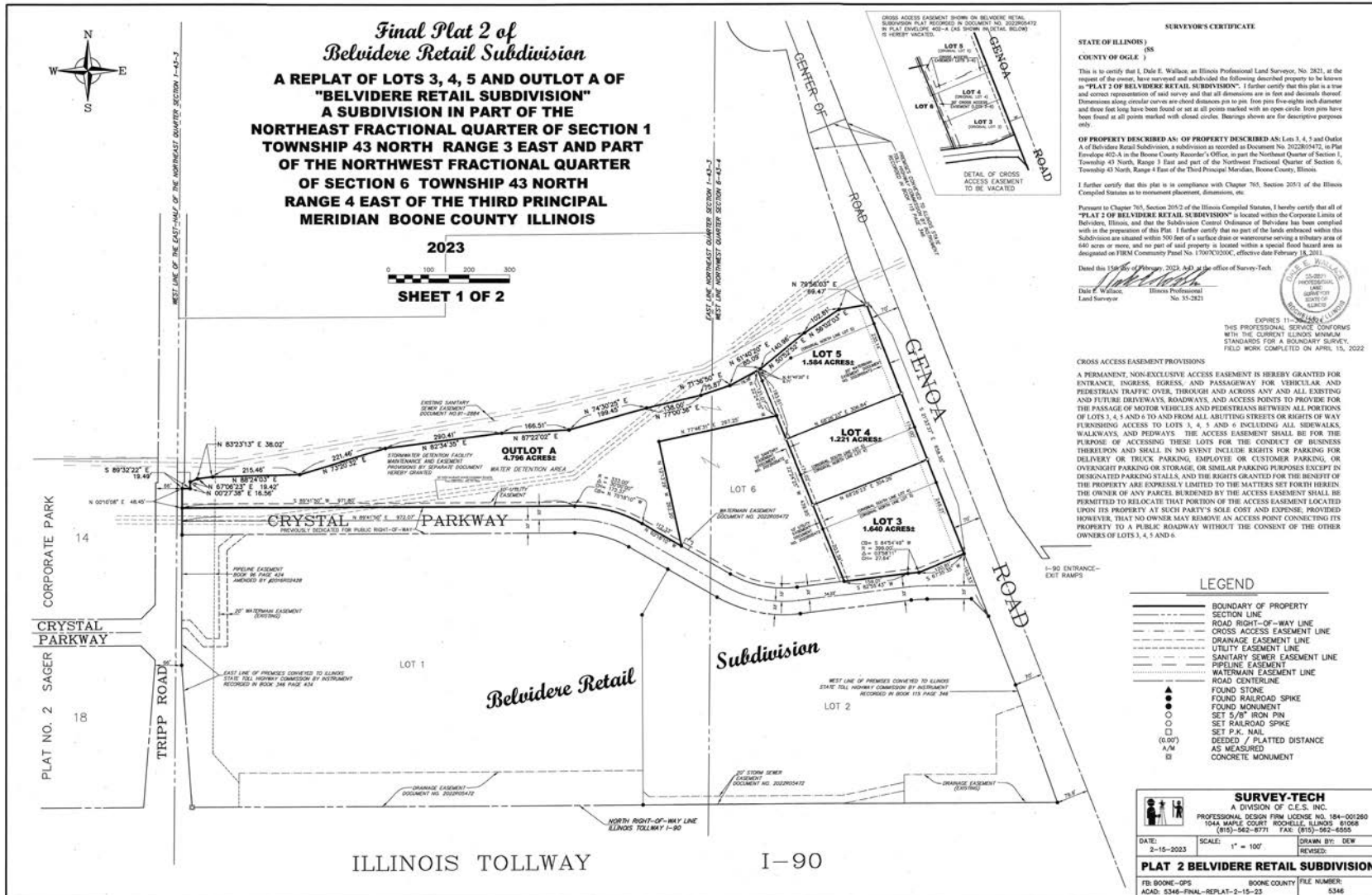
## SITE PHOTOS





# I-90 & GENOA RD

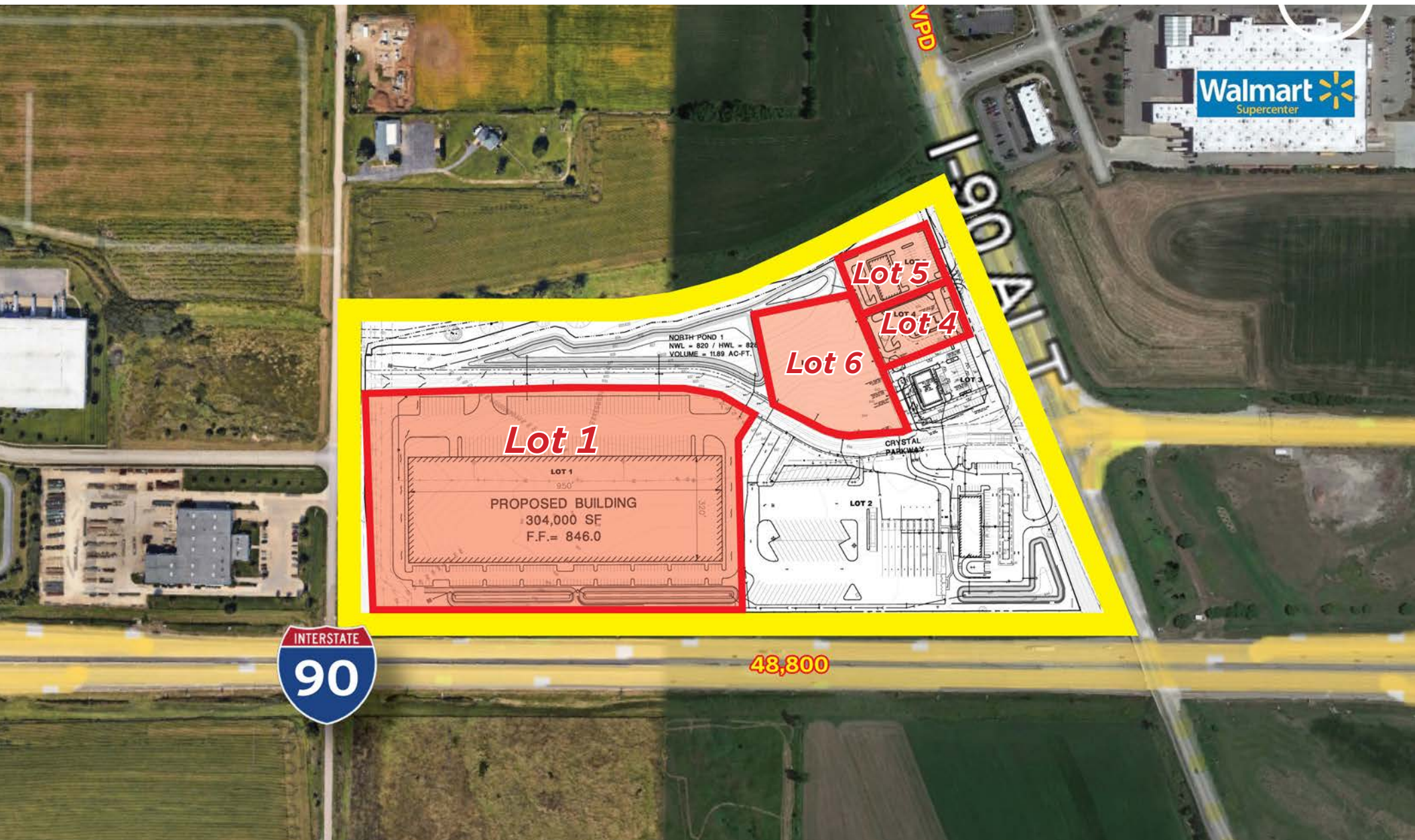
## SITE SURVEY





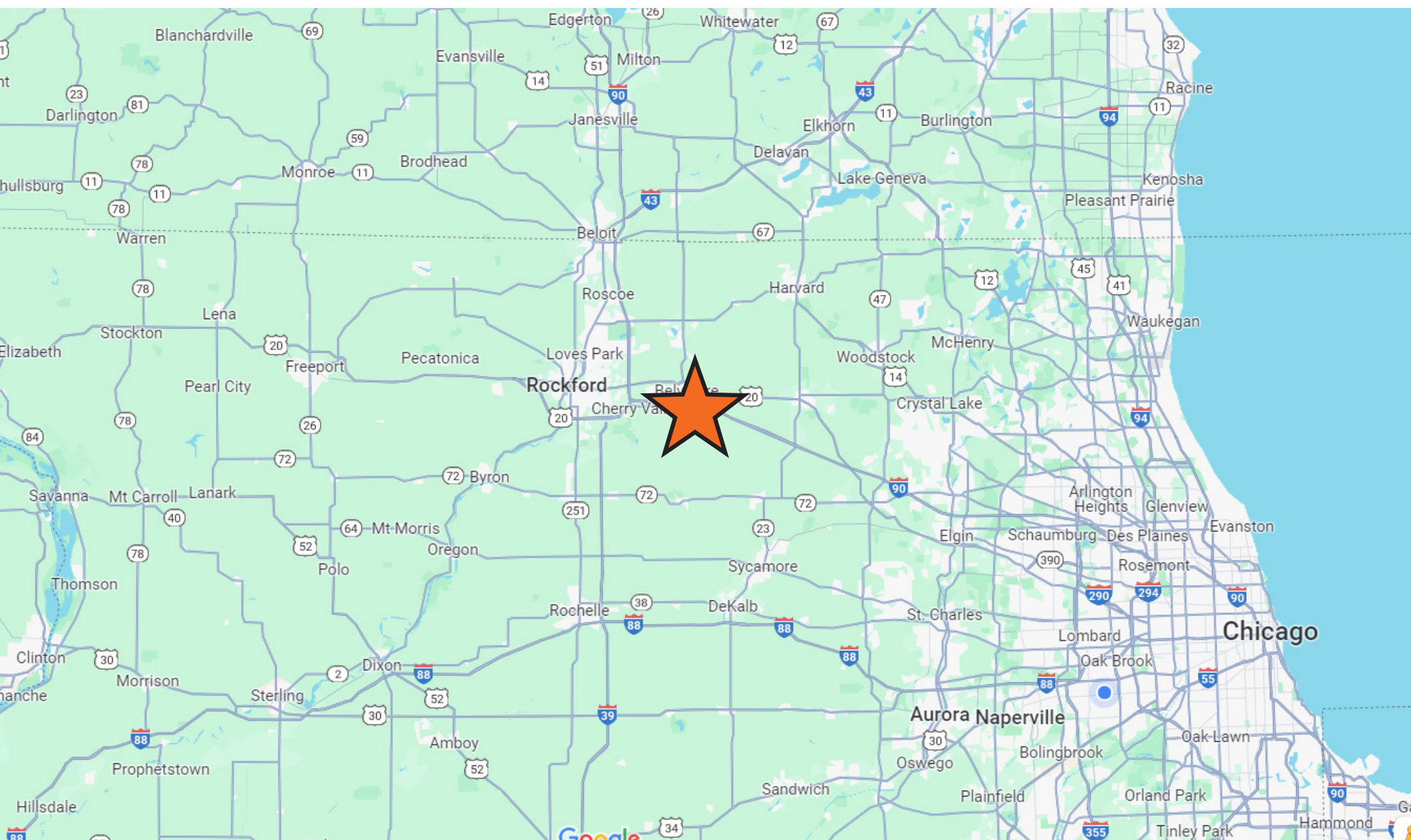
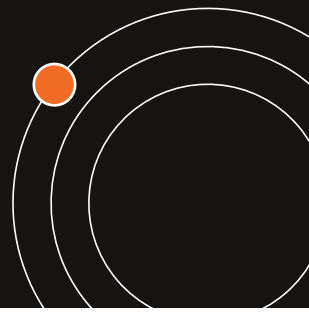


# LOCATION AERIAL

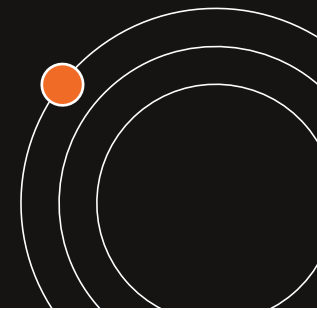




# REGIONAL MAP







# BELVIDERE MARKET OVERVIEW



Belvidere is a city situated in Boone County, Illinois, approximately 75 miles northwest of Chicago. It strategically lies near the convergence of Interstate 39 (I-39) and Interstate 90 (I-90), connecting to key Midwest interstates such as I-88, I-80, I-55, I-94, and I-74. The city boasts a diverse economy, with manufacturing, healthcare, and agriculture playing pivotal roles.

The historic downtown area, parks, and community events contribute to the city’s vibrant character. Notably, Belvidere has a rich manufacturing history, underscored by the presence of the FCA (Fiat Chrysler Automobiles) assembly plant. This facility has been a major employer and a driving force for the regional economy, solidifying the automotive industry as a cornerstone of Belvidere’s manufacturing sector.

### Labor Force and Location Advantage

Belvidere’s strategic location between the Chicago and Rockford regions positions it as an attractive hub for a robust workforce. With a primary labor force of 167,000 and a secondary labor force of 844,093 within a 45-minute commute, the city draws talent from a significant radius. As part of the Rockford Metropolitan Statistical Area (MSA), Belvidere benefits from approximately 31,000 manufacturing workers.


The city’s logistical advantages and easy access to employment opportunities attract workers from a 60-mile radius, particularly for competitive jobs. Belvidere has fostered strong partnerships with the local community college and Workforce Investment Board, collaborating to address training and recruitment needs effectively.

## MARKET DEMOGRAPHICS (5 MILE)

MEDIAN AGE

38.2





AVERAGE INCOME PER HOUSEHOLD

\$87,809

ESTIMATED DAYTIME POPULATION

9,163





ESTIMATED POPULATION

27,948

ESTIMATED NUMBER OF HOUSEHOLDS

10,247





MEDIAN HOME VALUE

\$140,748

SOURCE: ©2024, Sites USA, Chandler, Arizona, 480-491-1112  
Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography





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