

FOR SALE

VIEWEG
REAL ESTATE

Central IL Industrial Property | Flexible Use & Development Potential

1324 Fort Jesse Rd, Normal, IL 61761



AJ Speasl

Commercial Broker

217.972.5877

aj@viewegrealestate.com

Vieweg Real Estate

601 E William St.

Decatur, IL 62523

P: +1 217 450 8500

viewegrealestate.com

PROPERTY DESCRIPTION

Hard to find 7-acre industrial property in Central Illinois offering a compelling opportunity for both investors and owner-users seeking flexibility, privacy, and long-term upside. The property includes a 4,800 SF metal building and is set back from the road, offering a secluded and secure environment that is increasingly difficult to find in today's market.

Currently zoned M-1 (Light Industrial), the site supports a wide range of industrial uses, with potential for rezoning to accommodate alternative development strategies. The expansive acreage provides significant optionality—whether for redevelopment, expansion, outdoor storage, or continued use as a functional industrial site.

The existing improvements allow for immediate occupancy or income potential, while the land itself offers substantial value for future repositioning. A cell tower is located on the property and operates under an existing easement.

This property is well-suited for a variety of users, including but not limited to:

- Construction and contracting companies
- Trucking, logistics, and fleet operations
- Equipment storage and rental businesses
- Light manufacturing or fabrication
- Warehousing with yard capabilities
- Landscaping or outdoor service providers
- Agricultural support users
- Owner-users seeking secure, private acreage

With limited comparable sites offering this combination of acreage, privacy, and flexibility, this property stands out as a unique opportunity to acquire a versatile industrial asset with multiple paths for value creation.

LOCATION DESCRIPTION

West of North Veterans Parkway running parallel on the North side of the Union Pacific Joliet Sub Railroad

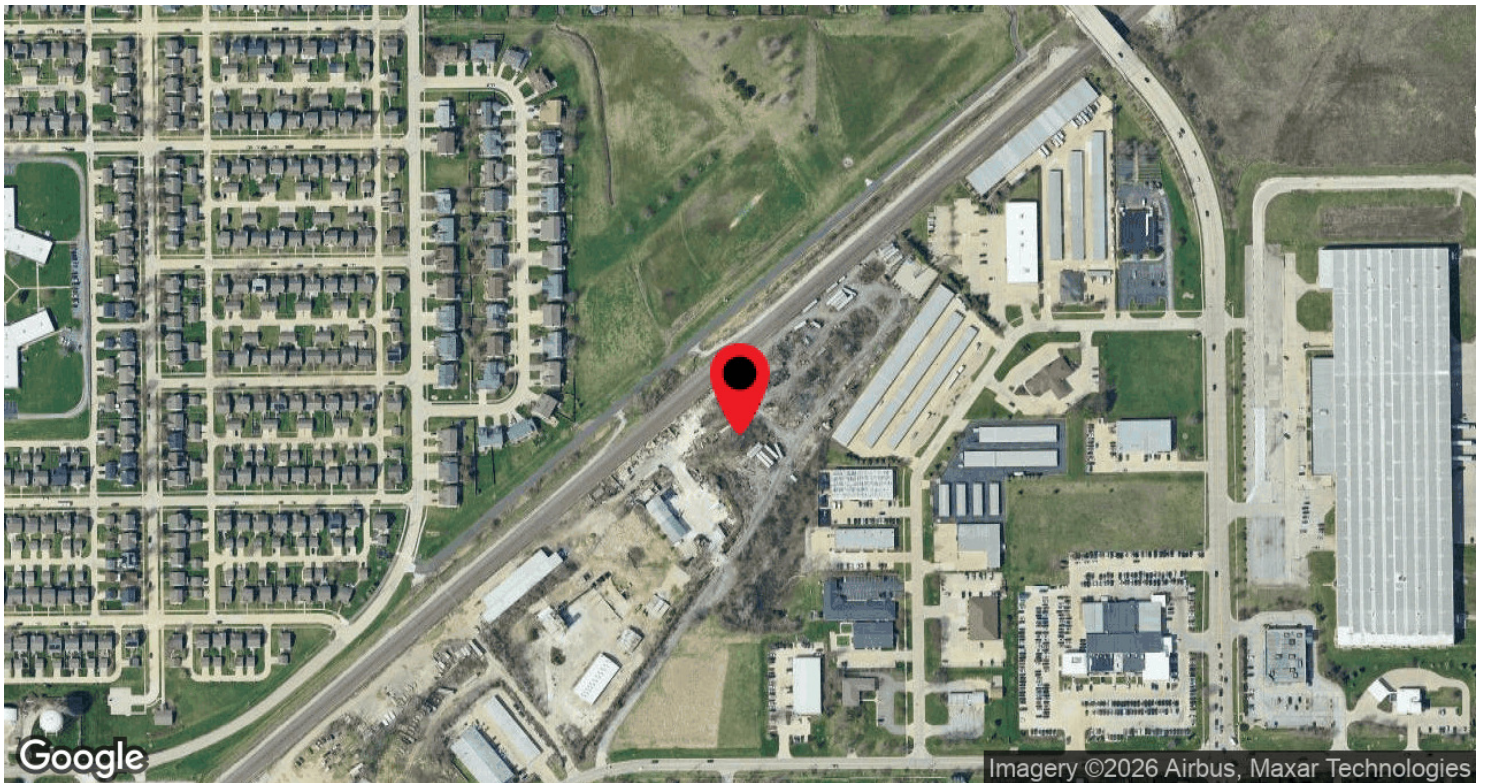


AJ Speasi

Commercial Broker

217.972.5877

aj@viewegrealestate.com



PROPERTY HIGHLIGHTS

- ±7.0 Acres Industrial Site
- 4,800 SF Metal Building
- Zoned M-1 (Light Industrial)
- Potential for Rezoning
- Private, Set-Back Location
- Rare Large Acreage Offering
- Flexible Use Case
- Value-Add / Redevelopment Opportunity
- Ample Land for Expansion
- Existing Improvements + Excess Land

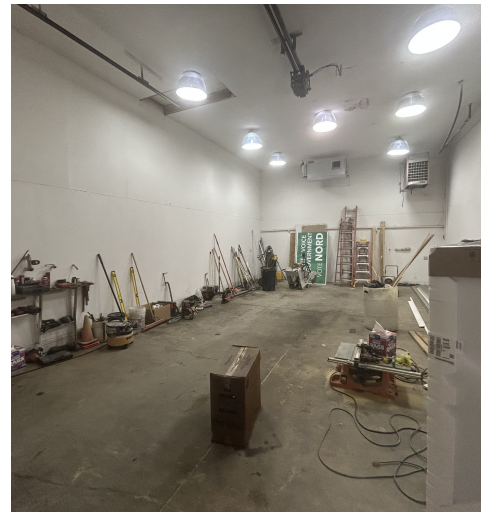
OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	7 Acres
Building Size:	4,800 SF

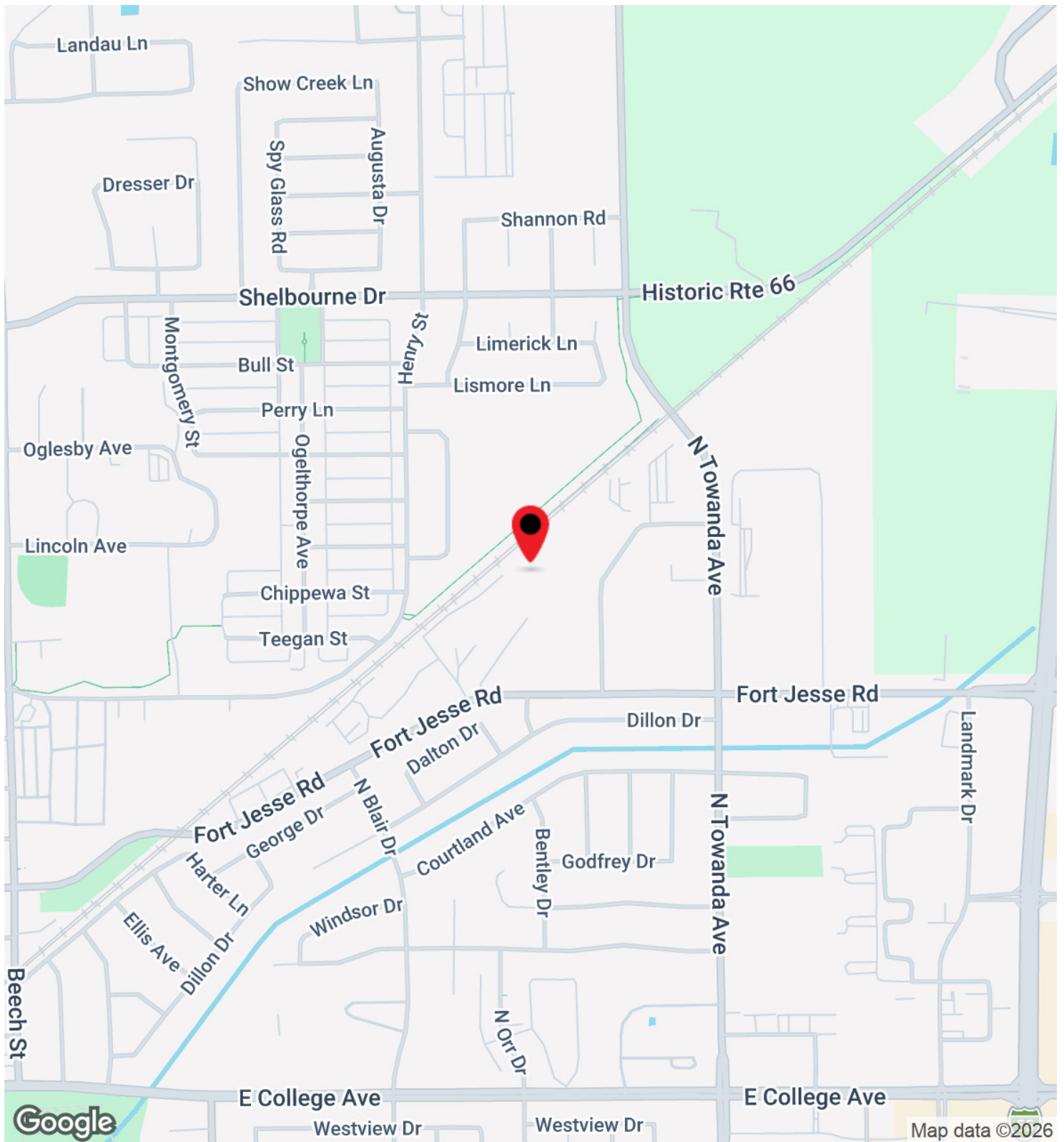
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,766	30,554	49,941
Total Population	8,243	78,394	122,260
Average HH Income	\$91,499	\$96,862	\$96,975

AJ Speasi

Commercial Broker
 217.972.5877
 aj@viewegrealestate.com



AJ Speasi
Commercial Broker
217.972.5877
aj@viewegrealestate.com

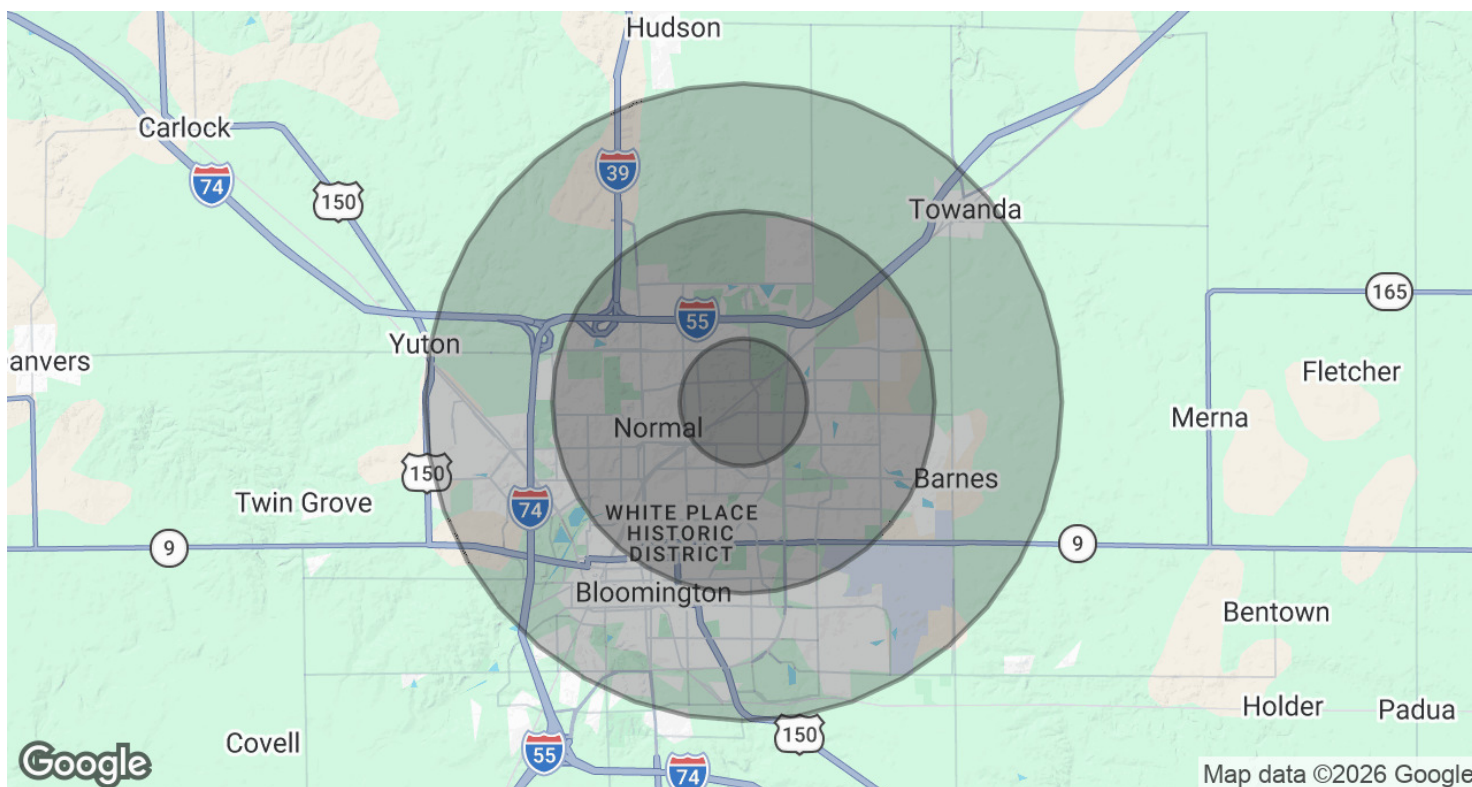


AJ Speasl

Commercial Broker

217.972.5877

aj@viewegrealestate.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,243	78,394	122,260
Average Age	39.9	33.1	34.9
Average Age (Male)	39.7	32.2	33.9
Average Age (Female)	40.6	34.5	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,766	30,554	49,941
# of Persons per HH	2.2	2.6	2.4
Average HH Income	\$91,499	\$96,862	\$96,975
Average House Value	\$201,079	\$222,878	\$213,754

2023 American Community Survey (ACS)

AJ Speasi
 Commercial Broker
 217.972.5877
 aj@viewegrealestate.com

Bloomington-Normal, Illinois

“Twin Cities” in the Heart of Illinois



Welcome to the Twin Cities

A vibrant, fast-growing community where small-town charm meets big-city opportunity. Located in the heart of Illinois, Bloomington-Normal offers an exceptional quality of life, a thriving economy, and a strong sense of community.



Business & Industry

- State Farm Insurance (Headquarters)
- Rivian Automotive (Electric Vehicle Manufacturing Plant)
- COUNTRY Financial
- Bridgestone Tires
- Ferrero Chocolate
- OSF HealthCare & Carle BroMenn Medical Center



Education & Innovation

- Illinois State University (Normal)
- Heartland Community College (Normal)
- Illinois Wesleyan University (Bloomington)



AJ Speasi

Commercial Broker
217.972.5877
aj@viewegrealestate.com



**AJ
SPEASL REALTOR®**

Call or Text: 217.972.5877

**VIEWEG
REAL ESTATE
COMMERCIAL**

**VIEWEGREALSTATE.COM
601 E. WILLIAM ST., DECATUR, IL**

aj@viewegrealestate.com

AJ Speasl

Commercial Broker

217.972.5877

aj@viewegrealestate.com