

## FOR SALE

197+/- Acres  
OTTAWA, IL

### PROPERTY HIGHLIGHTS:

- Immediate access to I-80 & Route 71 full interchange
- I-80 / I-39 Corridor
- TIF & Enterprise Zones
- City water to site & sewer extension possible through Ottawa
- Excellent development potential
- Industrial/Hospitality/Retail
- Adjacent to 253-acre Dayton Bluffs Preserve
- 155+/- income producing tillable acres
- Can be sub-divided
- **PRICE: SUBJECT TO OFFER**

[www.ottawainow.com](http://www.ottawainow.com)

[www.theconservationfoundation.org](http://www.theconservationfoundation.org)

[www.northcentralillinois.org](http://www.northcentralillinois.org)



## For More Information Contact:

**Paul Montes** | Senior Vice President  
[montes@inlandgroup.com](mailto:montes@inlandgroup.com) | 630.954.4446

**Eric Spiess** | Senior Vice President  
[spiess@inlandgroup.com](mailto:spiess@inlandgroup.com) | 630.990.8658

**BROKERAGE | 1031 EXCHANGES**

2901 Butterfield Road Oak Brook, IL 60523 | [www.inlandbrokerage.com](http://www.inlandbrokerage.com)

 [twitter.com/inlandgroup](https://twitter.com/inlandgroup)

 [instagram.com/inlandrealestategroup](https://www.instagram.com/inlandrealestategroup)

 [linkedin.com/company/the-inland-real-estate-group-of-companies-inc](https://www.linkedin.com/company/the-inland-real-estate-group-of-companies-inc)

Inland Real Estate Commercial Brokerage Inc. has been engaged by the owner to market the property. The information contained herein has been prepared solely for marketing purposes to assist a recipient in determining whether they wish to proceed with a further in-depth investigation of the property. All demographic information above are approximations and interested parties are expected to independently review all property documents as to their accuracy and completeness. Inland Real Estate Commercial Brokerage, Inc., its respective officers, employees and representatives make no representations or warranties, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents. Furthermore, no legal commitment or obligation shall arise from any of its contents. In addition, this brochure is subject to modification and this property may be withdrawn from the market at any time, without prior notice. No part of this brochure may be duplicated without prior consent from Inland Real Estate Commercial Brokerage, Inc. This offering is not intended to solicit your response or involvement should you be engaged in an exclusive brokerage agreement with another real estate company. The Inland name and logo are registered trademarks being used under license.