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## **For Sale: 36 +/- acres (I - Zoning) Tabler Rd – Grundy Cty, IL**

**Location:** SW Corner of Tabler Road & Sand Ridge Road  
(located just north of U.S. Route 6 at Lyondell Plant)

**Acres:** 36.32 +/- acres

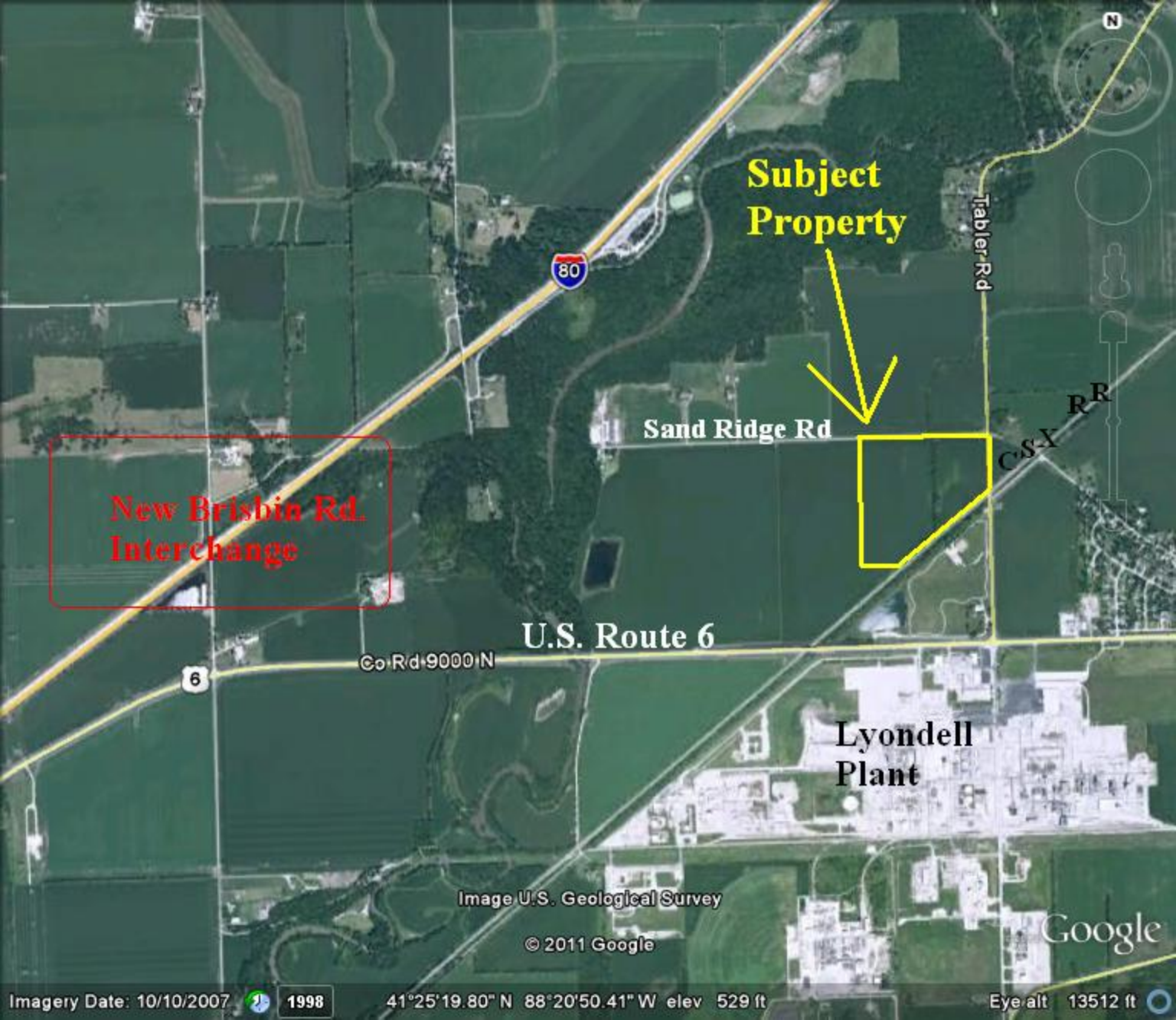
**Price:** \$19,900 per acre

**Zoning:** Grundy County Industrial Zoning  
Unincorporated Aux Sable Twp. - Grundy County

**Comments:**

- Property located within the Grundy County EDPA Zone 1  
(see attached information sheet regarding specific incentives available)
- Sand Ridge Rd & Tabler Rd are improved roadways which provides easy access to U.S. Route 6  
(Truck Route Agreement available upon request)
- Excellent site for logistics, manufacturing, warehousing, distribution, contractor shops, etc..

**Marquette Properties, Inc.**  
519 Franklin St., Ste. 102, Morris, IL 60450



**Subject Property**

**Sand Ridge Rd**

**Trabler Rd**

**CSX RR**

**New Brisbin Rd.  
Interchange**

**U.S. Route 6**

**Lyondell  
Plant**

**Co Rd 9000 N**

Image U.S. Geological Survey

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Village of  
Minooka

I-55

Village of  
Channahon

I-80

Subject  
Property

C  
S  
X  
R  
R

Co Rd 6500

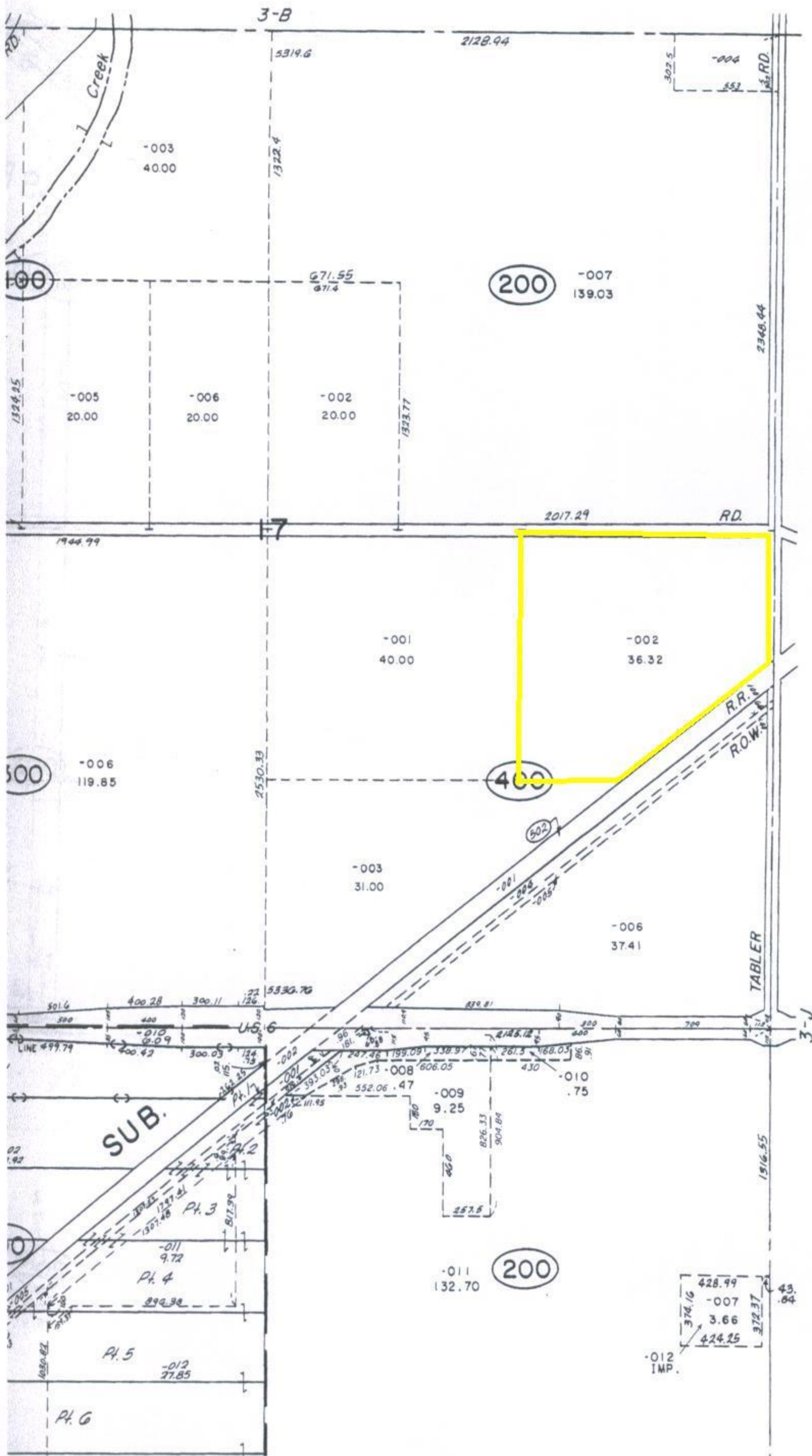
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Lyondell  
Plant

Image U.S. Geological Survey  
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## Tabler Property

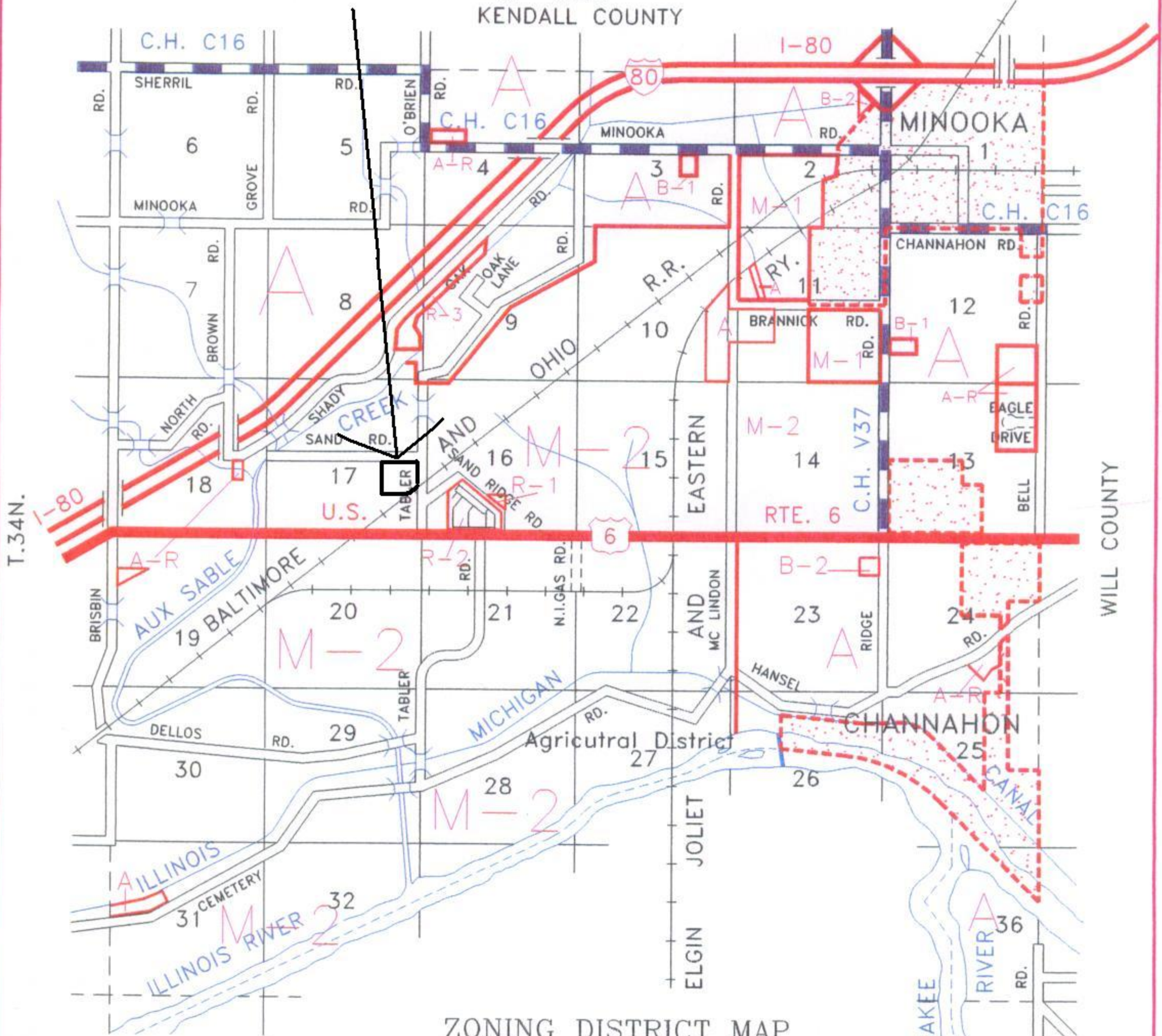
36 +/- acres

Grundy County  
M-2 Zoning  
(Industrial)

# Tabler Property

## 36 acres - M-2 Zoning

R.8E.  
KENDALL COUNTY



ZONING DISTRICT MAP

- A Agricultural District
- A-R Agricultural Residential District
- R-1 Single family Detached Residence District
- R-2 Single family Detached Residence District
- R-3 Single family Attached and Multiple family Residence District
- R-R Recreational Residence District
- B-1 Business District
- B-2 Commercial District
- B-3 Motorist Service District
- M-1 Manufacturing District
- M-2 Manufacturing District
- M-3 Manufacturing District

North  
Scale: 1" = 1 MILE

REVISED 1-9-96  
STATE OF ILLINOIS  
GRUNDY COUNTY  
AUX SABLE  
TOWNSHIP

# EDPA

## ECONOMIC DEVELOPMENT PROJECT AREAS

**Offering a competitive advantage** in the State of Illinois and Chicagoland Market, the Grundy County EDPA provides a mechanism for significant tax relief for new industrial investors. It's also an exceptional tool for the retention of businesses looking to reinvest in their current facilities.

### This is how an EDPA can work for you in Grundy County

- Allows a company to negotiate its tax bill with the County of Grundy over a 23 year period.
- Zone is ready to help your business with all ordinances and approvals in place.
- Assessment levels for properties in the zone are frozen at 2007 values.
- Reimbursement is available for eligible costs that include:
  - Planning, architectural, engineering, legal and other professional services
  - Construction Costs of public works or improvements
  - Relocation Costs
  - Job Training
  - Interest Costs of up to 30% of the annual interest incurred

12,000 acres of Industrial property with excellent access to a global economy



INTERSTATE



RIVER



RAIL

# GEDC

GRUNDY ECONOMIC DEVELOPMENT COUNCIL

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Morris, Illinois 60450  
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