

520 E Highland Street, Morton, IL

2.38-acre Development Site | Morton Commerce Park



The Offering. REMAX Traders Unlimited is exclusively offering a 2.38-acre lot, zoned I-1 (light industrial) in the Morton Commerce Park in Morton, Illinois. 520 E Highland Street sits on the corner of N Main & Highland Street with ~465 feet of frontage on N Main and ~225 feet on Highland.

The property is available for sale, ground lease, or build to suit. It is an ideal site for a variety of warehouse, distribution, office or other flex/light industrial uses, and sits in the Southern Tazewell Enterprise Zone, which offers a variety of developer benefits and incentives.

Conveniently located near I-74/I-55 interchange, the property is surrounded by established industrial and commercial neighbors including FedEx Ground, Parker Fabrication, Morton Industries, Walmart Supercenter, and Blain's Farm & Fleet. Directly to the south of I-74 is Caterpillar's largest parts facility with over 2 million square feet, and Precision Planting's brand new ~500,000 square foot, manufacturing, and distribution/operations center.

Area Demographics.

- Morton : ~17,565 residents (+2.2% since the 2020 Census)
- Morton median household income: \$94,402 (well above the national median)
- Tazewell County: ~130,000 residents; ~\$78k median income; 58,900+ housing units

Please reach out to the REMAX Traders Unlimited team for additional details.

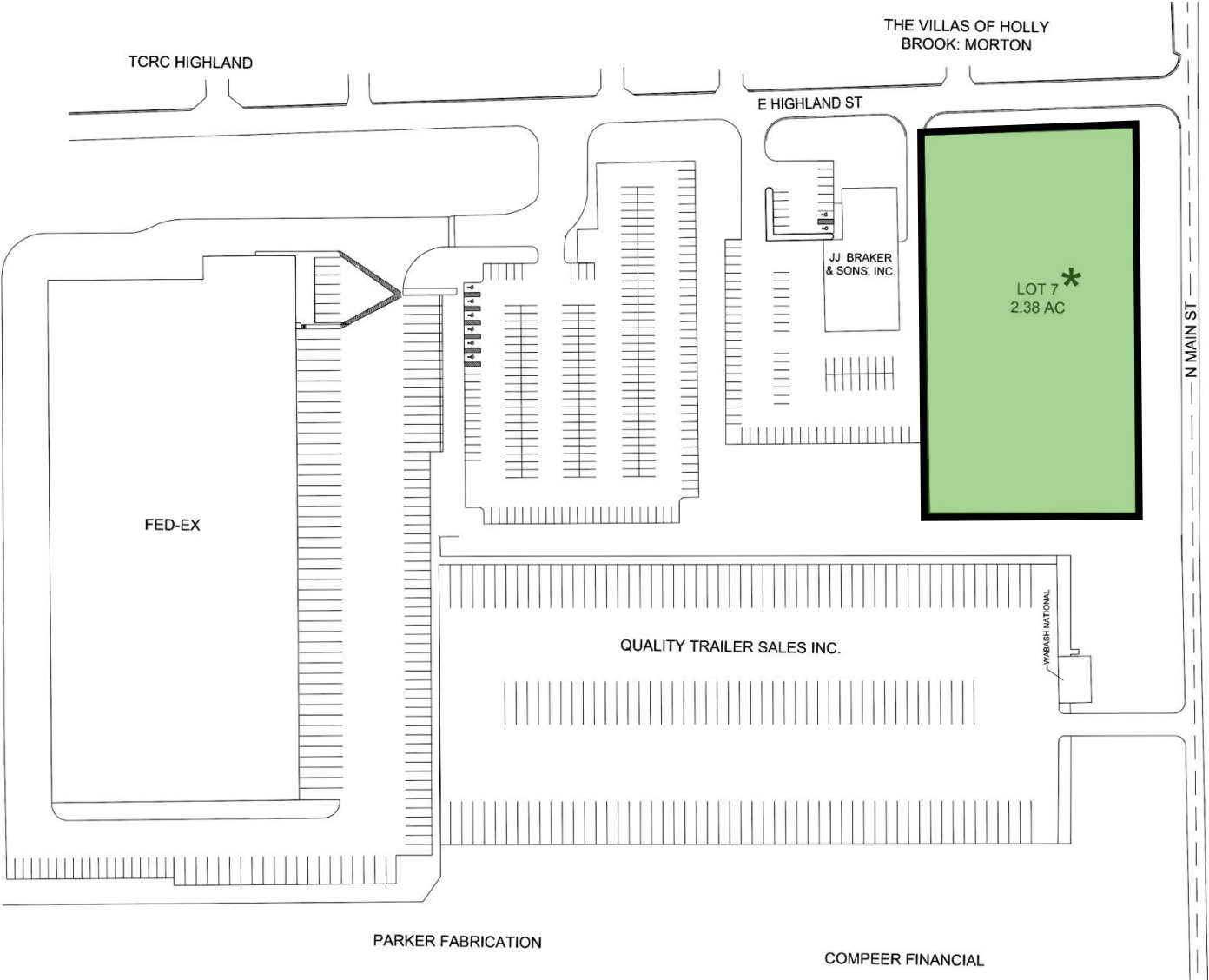
~2.38
ACRES

I-1
ZONING

~47,875
VPD INTERSTATE 74



Property Details	
ADDRESS	520 E Highland St
CITY, STATE, ZIP	Morton, IL 61550
COUNTY	Tazewell County
PARCEL ID	06-06-09-300-044
LOT SIZE	2.38 acres
DIMENSIONS	225' x 465'
ZONING	I-1 (light industrial)







Contact

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