



## 6 ACRES Riverfront Redevelopment Property

SHOVEL READY DEVELOPMENT PROPERTY ALONG THE BANKS OF THE BEAUTIFUL ROCK RIVER. PROPERTY IS LOCATED WITHIN A TIF DISTRICT AND ENTERPRISE ZONE. MUNICIPAL ELECTRIC, WATER, WASTEWATER & FIBER ARE ON SITE.

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Rock Falls is on your way no matter where your destination. Centrally located between the Iowa/Illinois Quad Cities to our southwest and Rockford on our northeast, Rock Falls is located at the intersection of US Route 30 and Illinois Route 40 and is adjacent to Interstate 88 with two interchanges. Two hours from Downtown Chicago and only one hour from the western Chicago suburbs.

# ROCK FALLS, ILLINOIS