

**TRI-COUNTY INDUSTRIAL SITE**  
**82 Acre Industrial Site with**  
**Norfolk Southern Railroad access**

**Site Details:**

- 2250 East Morton, Jacksonville, IL 62650
- 82 Acres
- Zoned M-1 (Industrial)
- Phase I Environmental Study & Soil Boring completed
- Final stages of Ameren Elite Site Certification

**Utilities:**

- All utilities adjacent and extendable
- Gas & electric provided by Ameren IP
- Water & sewer provided by City of Jacksonville
- Telephone service provided by Frontier

**Transportation Summary:**

- Interstate: I-72 is less than one mile away
- Four-Lane Highway: US-36 is less than one mile away
- Commercial Airport: Capital Airport- 35 miles
- Rail: Norfolk Southern main line adjacent
- Water: Illinois River is 20 miles west with public and private barge service

**Neighboring Industries**

**Agri-Carriers** - *General Commodities Distribution*  
[www.agricg.com](http://www.agricg.com)

**Brahler's Trucker Supply** - *Industry tires, sales & service*  
[www.brahlers.com](http://www.brahlers.com)

**Reynolds Consumer Products** - *Polyethylene bags and film*  
[www.reynoldsconsumerproducts.com](http://www.reynoldsconsumerproducts.com)

**Illinois Department of Corrections** - *Minimum security prison*  
[www.illinois.gov/idoc](http://www.illinois.gov/idoc)

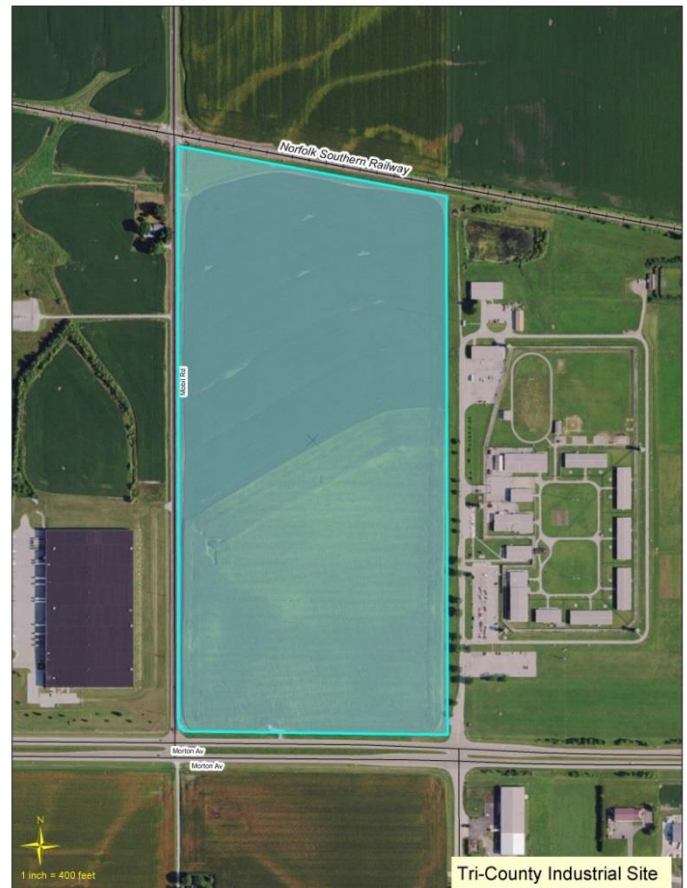
**ILMO Welding Products** - *Compressed gasses, welding supplies*  
[www.ilmoproducts.com](http://www.ilmoproducts.com)

**Maschhoff's Truck Wash** - *Industrial truck wash*  
[www.themaschhoffs.com](http://www.themaschhoffs.com)

**Maul's Shop** - *Specialty diesel repair*  
[www.facebook.com/Mauls-Shop-111184182295784/](http://www.facebook.com/Mauls-Shop-111184182295784/)

**Morton Buildings** - *Metal fabricated buildings*  
[www.mortonbuildings.com](http://www.mortonbuildings.com)

**Pallet Repair Systems (PRS)** - *Machining and fabrication*  
[www.prsgroupinc.com](http://www.prsgroupinc.com)



## Contact us!



Jacksonville is the county seat for Morgan County and the primary center for commerce for Morgan and Scott counties.

**Paul A. Ellis, CEcD, AICP**  
**President**  
**Jacksonville Regional Economic Development Corporation**  
**221 East State Street**  
**Jacksonville, Illinois 62650**  
**Phone: 217-479-4627**  
**Mobile: 217-602-8390**

For more information visit us on the web at:

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

## Transportation

3 Class I Railroads:  
Burlington Northern Santa Fe  
[www.bnsf.com](http://www.bnsf.com),

Norfolk Southern  
[www.nscorp.com](http://www.nscorp.com),

Kansas City Southern  
[www.kcsi.com](http://www.kcsi.com)

Illinois River/Rail Terminal:  
Consolidated Grain & Barge in  
Naples, Illinois  
[www.ctlconline.com](http://www.ctlconline.com)

Highway/Interstate:  
Interstate I-72 and I-55; US-67;  
IL-78, IL-104, IL-106, IL-100 and  
IL-267.

There are 4 local motor freight carriers, 24 interstate carriers, 8 intrastate carriers and 3 motor freight terminals available.

## Workforce Statistics

The diversity of our existing industry base, combined with the training programs available through our local colleges, provides a ready workforce.

Our region pulls its workforce from nine surrounding counties. 18% of our employees commute between 25-50 miles one way to work in our region.

Employment Statistics:  
Available Workforce: 178,346  
Unemployment Rate: 4.6%

Largest Employment Sectors:  
Health Care

& Social Assistance. – 17%  
Educational Services – 12%  
Manufacturing – 11.3%  
Retail Trade – 10.6%  
Public Administration – 7.1%

## Education

The Jacksonville Region is home to two 4-year liberal arts colleges and one community college.

Illinois College  
[www.ic.edu](http://www.ic.edu)

MacMurray College  
[www.mac.edu](http://www.mac.edu)

Lincoln Land Community College  
[www.llcc.edu](http://www.llcc.edu)

John Wood Community College  
[www.jwcc.edu](http://www.jwcc.edu)

Education Achievement:  
HS Graduate: 35.2%  
Bachelor's Degree: 4.1%  
Graduate Degree: 8.3%

2016 District 117  
ACT Composite Score: 18  
HS Graduate Rate: 78%

## Additional Sites/Buildings

**Village Acres Business Park** in South Jacksonville has all infrastructure on site. Various sized lots available. Park is located adjacent to I-72 and IL-267 and is located in a TIF District.

**Manchester Industrial Park** is a 70-acre site in the early stage of development. Along US-67 in Manchester, IL. Kansas City Southern rail service possible.

**Routt Farm #3** is 268 acres off I-72 and IL-267. Norfolk Southern Rail Service possible. All utilities accessible.

**Newcomb Site – Murrayville** is 174 acres with Kansas City Southern rail service possible. Adjacent property includes 145 available acres. Prime for development.

**EMI Building** has 14,500 square feet of office space available. Competitive lease rates, well maintained. State of the art conference room and spacious offices and break rooms.

## Incentives

These are a few of the available incentives we have to offer - for more information, please contact our office:

Local Increment Financing and Tax Abatement Programs

Jacksonville Enterprise Zone  
Jacksonville TIF District  
South Jacksonville TIF District

Gap Financing Programs  
Tri-County CDC

Revolving Loan Fund (City of Jacksonville)  
Scott County Dev. Corp.

State of Illinois Program  
Large Business Development Grant  
CDAP (infrastructure grants and low interest loans)

*Other State incentives may be available.*