



# Southern Illinois

Opportunity Zone  
Prospectus



# Prepared for:



Greater Egypt Regional  
Planning & Development  
Commission



Greater Wabash  
Regional Planning  
Commission



Southern Five Regional  
Planning District &  
Development Commission

SIMAPC

Southwestern Illinois  
Metropolitan and Regional  
Planning Commission



Southeastern Illinois Regional  
Planning and Development  
Commission

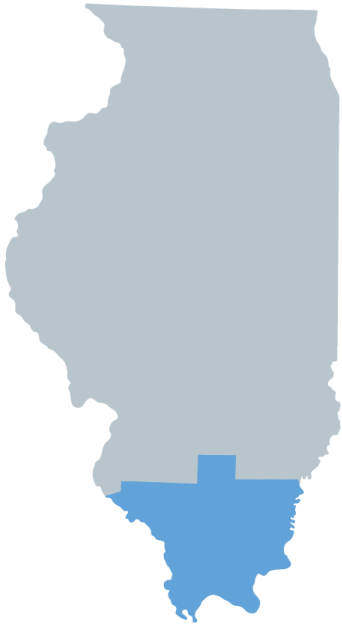


The Opportunity Zone  
prospectus was made  
possible by funding  
from the Delta  
Regional Authority.

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An aerial photograph of a complex highway interchange, specifically the intersection of State Route 13 and I-57 in Marion, Williamson County. The image shows multiple lanes of traffic, overpasses, and surrounding green fields. A large, semi-transparent blue circle is overlaid on the left side of the image, containing the title text in white.

# Overview of Opportunity Zones

**Photo:** Intersection of  
State Route 13 and I-57 in Marion  
(Williamson County)



# Overview of Opportunity Zones

Investors invest capital gains in qualified projects in zones through Qualified Opportunity Funds (QOFs) and receive federal capital gains tax reductions and/or elimination.

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Designed as a tool to spur economic development and job creation in under-resourced communities through tax incentives for investors with recent capital gains.

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Program created as part of the Tax Cuts and Jobs Act of 2017.

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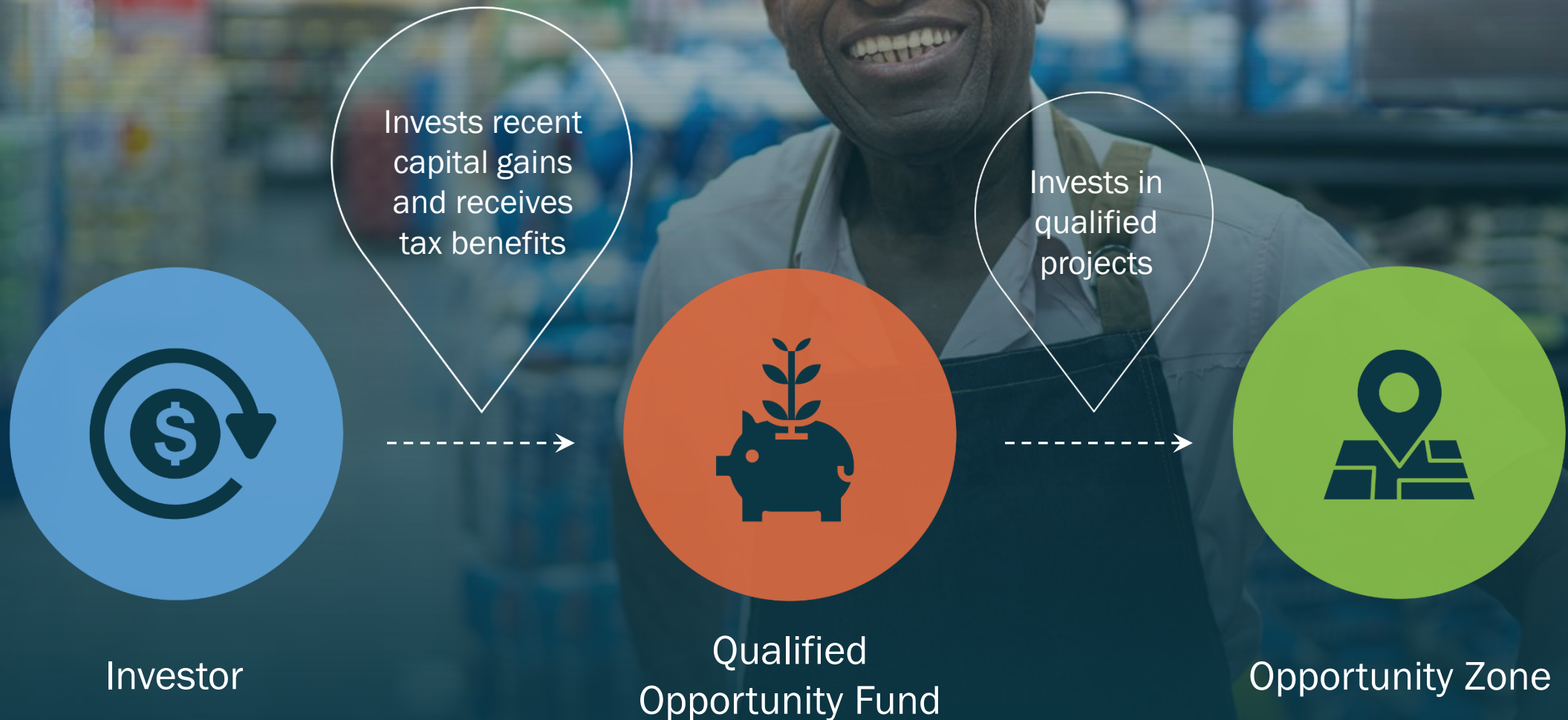


Opportunity to invest in and have a positive impact on underserved communities.





# How it Works





# Incentives for Investors

DEFERRAL of tax on invested capital gains through December 31, 2026.

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REDUCTION of capital gains tax on investments held in QOF for at least 5 years ending by December 31, 2026.  
Additional reduction on investments held in QOF for at least 7 years ending December 31, 2026.

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PERMANENT EXCLUSION from taxable income on capital gains from investment returns of QOF if held in QOF for 10+ years.





# Southern Illinois

## Regional Overview

**Photo:** Garden of the Gods  
Wilderness (Hardin, Pope, Saline,  
and Gallatin Counties)



# Local Resources

## Economic Development Resources

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**Greater Egypt Regional Planning & Development Commission**  
(Franklin, Jackson, Jefferson, Perry, and Williamson Counties)

[Link to Website](#)



**Greater Wabash Regional Planning Commission**  
(White County)

[Link to Website](#)



**Southern Five Regional Planning District & Development Commission**  
(Alexander, Johnson, Massac, Pulaski, and Union Counties)

[Link to Website](#)



**Southwestern Illinois Metropolitan and Regional Planning Commission**  
(Randolph County)

[Link to Website](#)



**Southeastern Illinois Regional Planning and Development Commission**  
(Gallatin, Hamilton, Hardin, Pope, and Saline Counties)

[Link to Website](#)

## Other Resources

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**Illinois Small Business Development Center**  
(Locations in Carbondale, Ullin, and Harrisburg).

[Link to Carbondale SBDC](#)

[Link to Ullin SBDC](#)

[Link to Harrisburg SBDC](#)



**Illinois Procurement Technical Assistance Center**  
(SIU-Carbondale)

[Link to Website](#)



# Other Tax Incentives and Assistance

## State Incentives

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- [Data Centers Investment Program](#)
- [Enterprise Zones](#)
- [Economic Development for a Growing Economy Tax Credit Program](#)
- [High Impact Business Program](#)
- [Illinois Angel Investment Credit Program](#)
- [Illinois Apprenticeship Education Expense Tax Credit Program](#)
- [Illinois Historic Preservation Tax Credit Program](#)
- [Tax Increment Financing](#)

## Federal Incentives (in addition to Opportunity Zones)

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- [Empowerment Zones \(in Alexander, Johnson, and Pulaski Counties\)](#)
- [HUBZone Program](#)

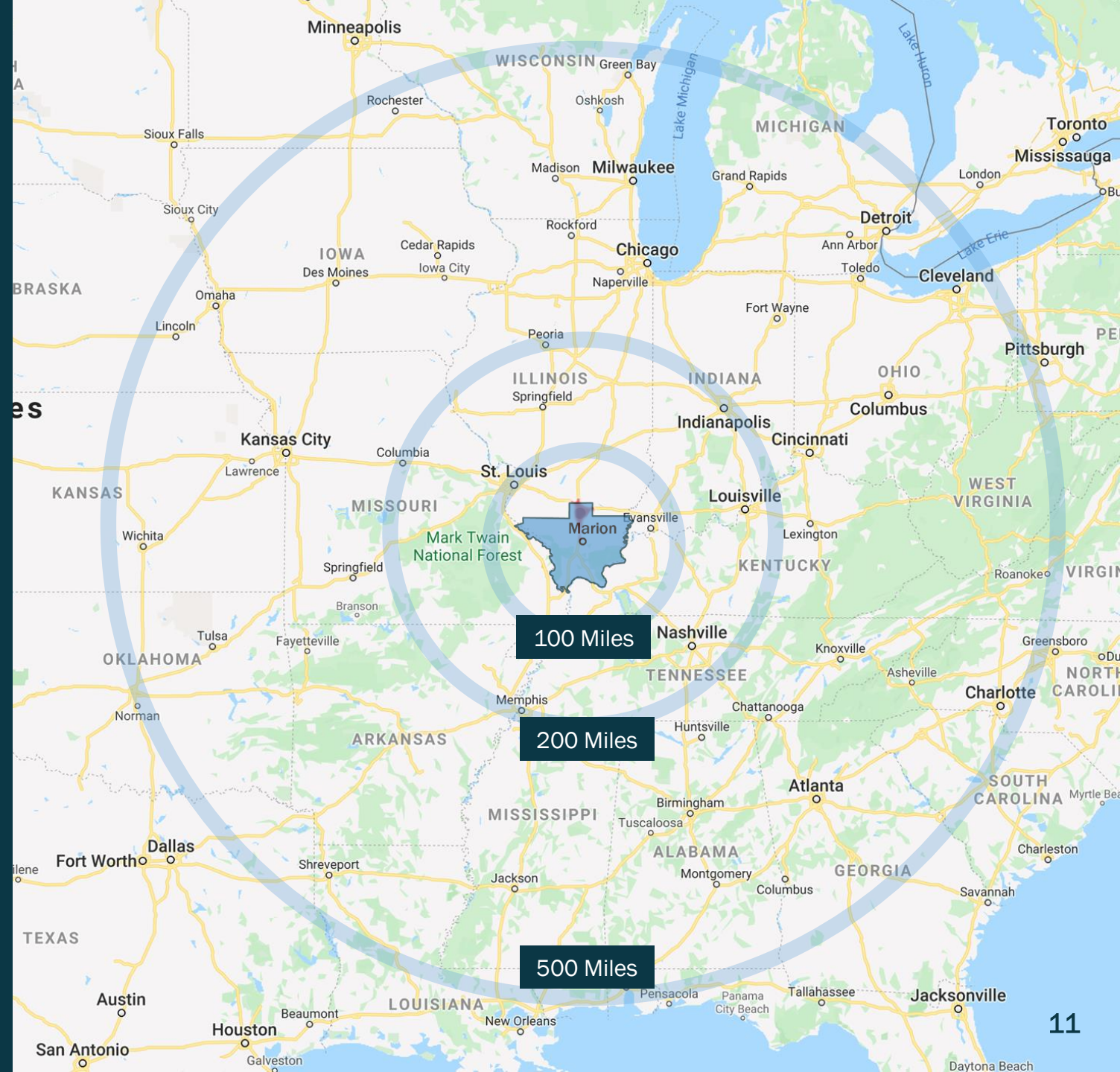


# Southern Illinois Is Centrally Located

St. Louis is within 100 miles of the center of the region.

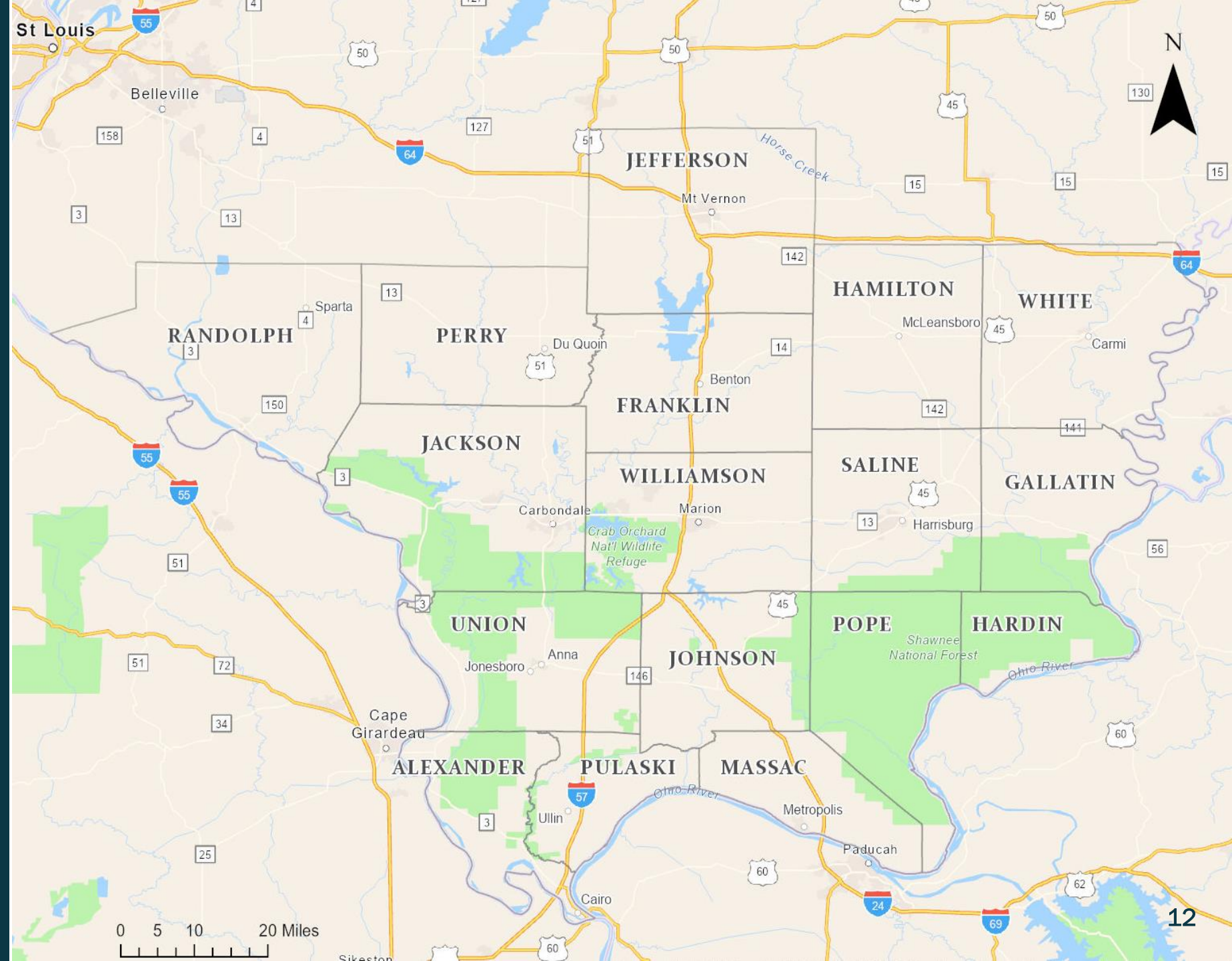
Nashville, Memphis, and Louisville are within 200 miles.

Atlanta, Charlotte, Chicago, Cleveland, Detroit, Columbus, Cincinnati, Indianapolis, Kansas City, and Milwaukee are within 500 miles.





# Southern Illinois' 17 Counties and Major Cities



# Demographic Overview

	2017 Regional Demographics	2017 Opportunity Zone Demographics
Population	376,397	61,264
% Change from 2010	-2.0%	-4.0%
Median Age	42.8	39.1
% Change from 2010	3.8%	6.9%
Unemployment Rate	7.8%	11.2%
% Change from 2010	-13.9%	7.1%
Median Household Income	\$43,252	\$31,575
% Change from 2010	-1.1%	-3.5%
Poverty Rate	18.6%	29.1%
% Change from 2010	1.0%	7.1%



# Top Industries

Industry (Private Sector)	2018 Employment	% Change from 2013
Health Care and Social Assistance	24,813	4.2%
Retail Trade	16,236	-3.9%
Manufacturing	14,071	15.2%
Accommodation and Food Services	11,918	0.4%
Other Services (except Public Administration)	5,524	7.3%
Transportation and Warehousing	4,493	-9.3%
Finance and Insurance	4,015	-5.5%
<b>Total Private Sector Employment (All Industries)</b>	<b>102,867</b>	<b>0.1%</b>



# Major Employers





# Southern Illinois

by the Assets

Photo: Blue Sky Vineyards  
(Union County)









# Strategic Transportation and Logistics Location

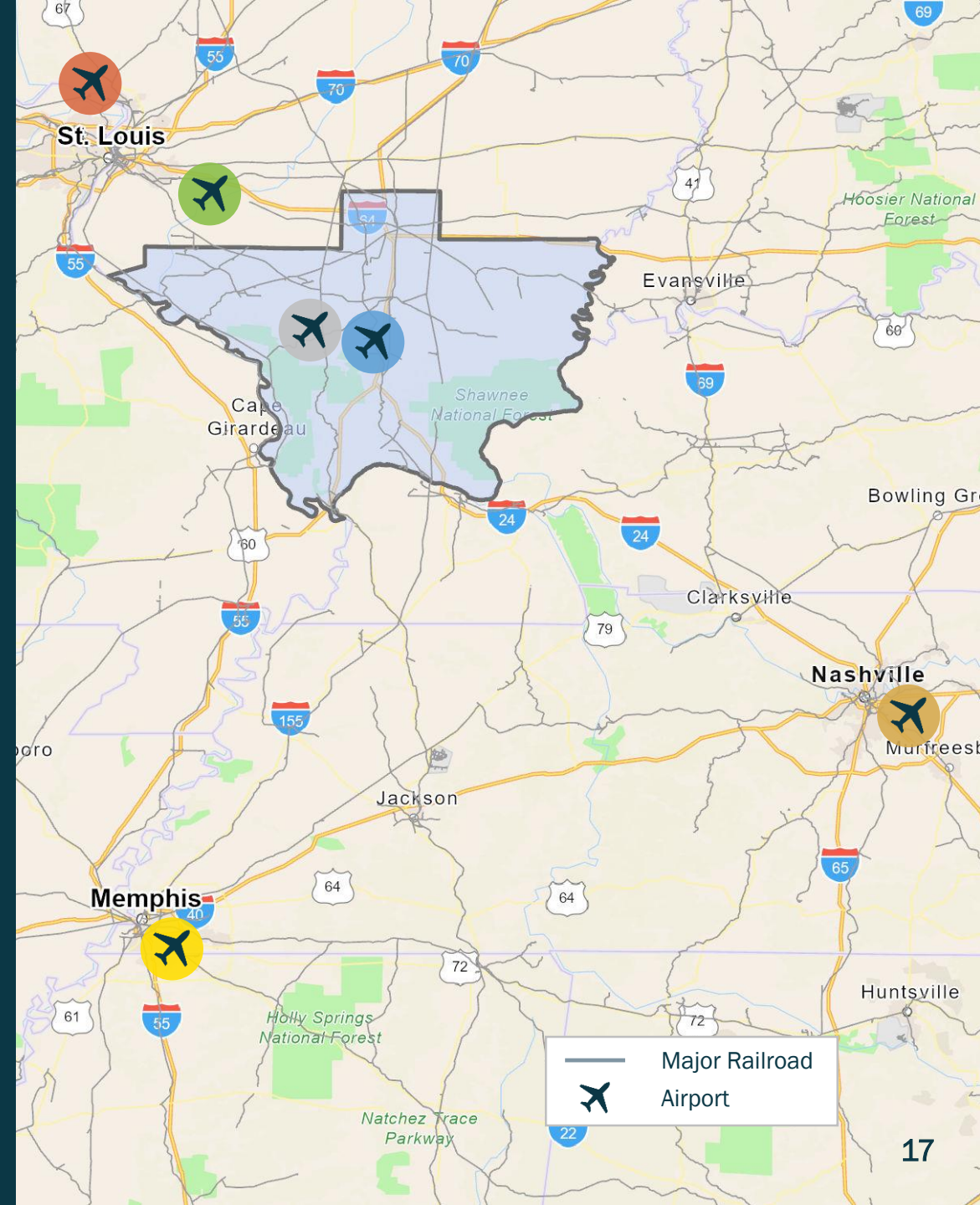
Region is located between the major metro areas of St. Louis, Memphis, and Nashville.

Ideal location for access to major interstate highways (including I-57, I-24, and I-64) and railroads (including the Norfolk Southern, Canadian National, and Union Pacific).

Located on major shipping waterways (Mississippi and Ohio rivers) with city of Cairo at confluence of rivers.

Accessible to airports including:

-  Veterans Airport in Marion (limited passenger service to St. Louis and Nashville).
-  Southern Illinois Airport in Murphysboro (20 Miles from Marion).
-  MidAmerica Airport in Belleville (70 miles from Marion).
-  St. Louis Lambert International Airport (100 miles from Marion).
-  Nashville International Airport (160 miles from Marion).
-  Memphis International Airport (180 miles from Marion).





# Colleges and Universities

- Southern Illinois University, Carbondale, is a national public research university with over 14,000 students.
- SIU ranked in top 5 percent of institutions of higher education in US in terms of research expenditure.
- Colleges and Universities support entrepreneurship in growing regional industries through Small Business Development Centers (SBDCs) and other technical assistance programs.
- Local educational institutions offer workforce development training in important regional industries including Hospitality Management, Forestry/Wildlife Management, Culinary Arts, Truck Driving, and Nursing.





# Shawnee Hills Wine Trail



Eleven wineries located on 40-mile trail within Shawnee National Forest.

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Outdoor cabins, bed and breakfasts, local breweries, and restaurants also located along trail. On-site lodging available at some wineries for unique experience.

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Easy access to major highways for visitors from outside the region. Well marked signs and directions to wineries.





# Recreation Destination



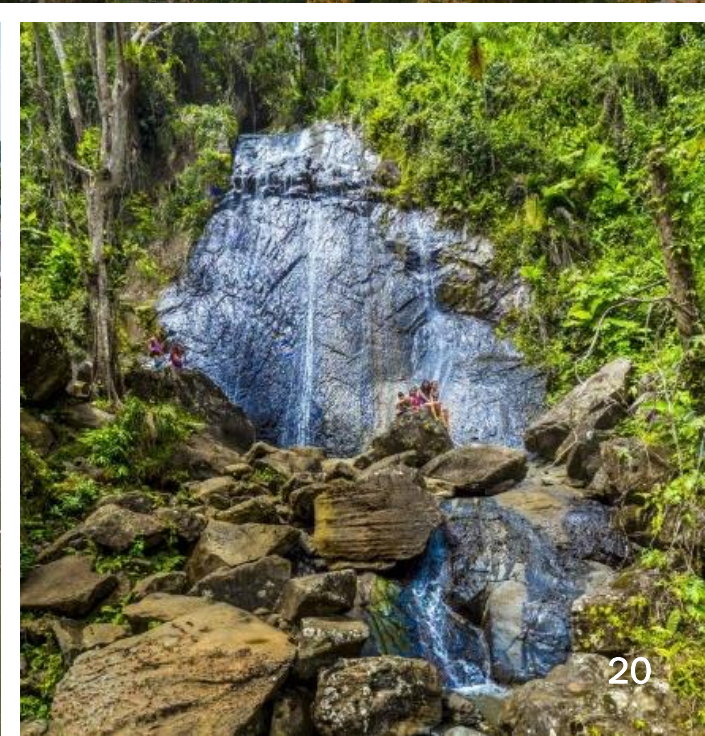
Home to **Shawnee National Forest**, a 289,000-acre national forest featuring unique geological features, hiking trails, canyons, and rock climbing.

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Location of **Garden of the Gods** recreational area, a unique sandstone feature with campgrounds and picnic areas overlooking stunning views of the Shawnee Hills.

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Access to fishing, boating, and swimming in region's many lakes including **Rend Lake**.





# Southern Illinois

by the Counties and their  
Investment Opportunities

Photo: Granada Theater in  
Mt. Vernon (Jefferson County)



# Alexander County

## IMPORTANT ASSETS

- City of Cairo is a vital shipping location at confluence of Ohio and Mississippi rivers.
- Location of historic sites such as Fort Defiance Park in Cairo.
- Largest population percentage of Black residents in region.
- Centrally located - just under 250,000 people within 35-mile radius of Cairo.
- Other investment incentives: Enterprise Zone (in Cairo), TIF District (in Cairo), and Empowerment Zone.

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Health Care and Social Assistance	203
Transportation and Warehousing	195
Manufacturing	161
<b>Total Private Sector Employment (All Industries)</b>	<b>911</b>

## BY THE NUMBERS

6,776

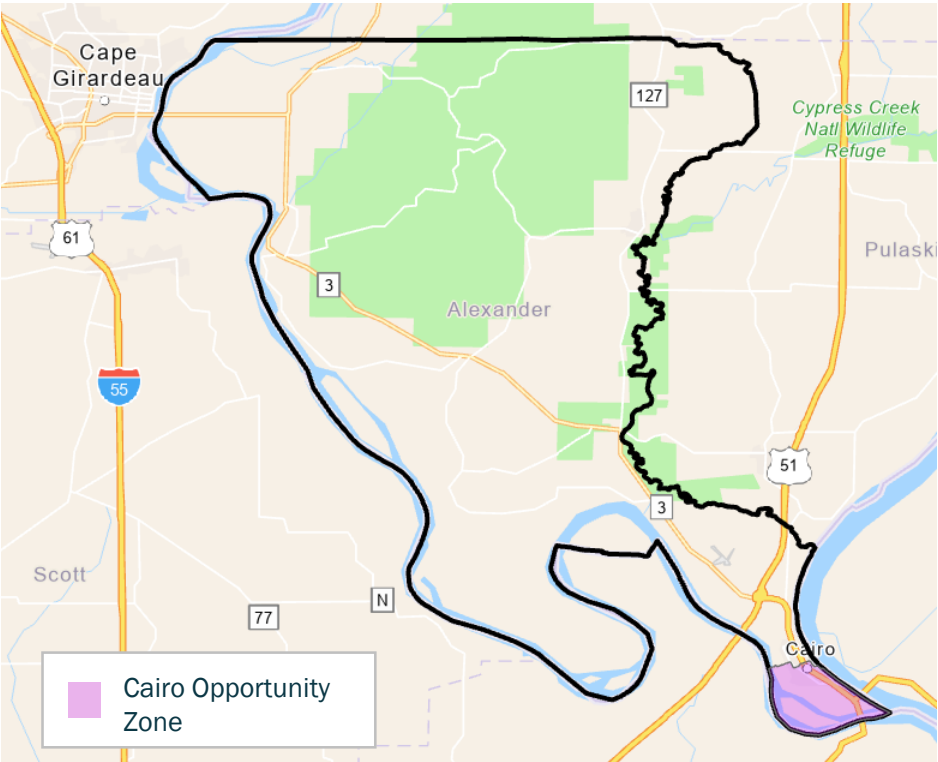
Population

34.6%

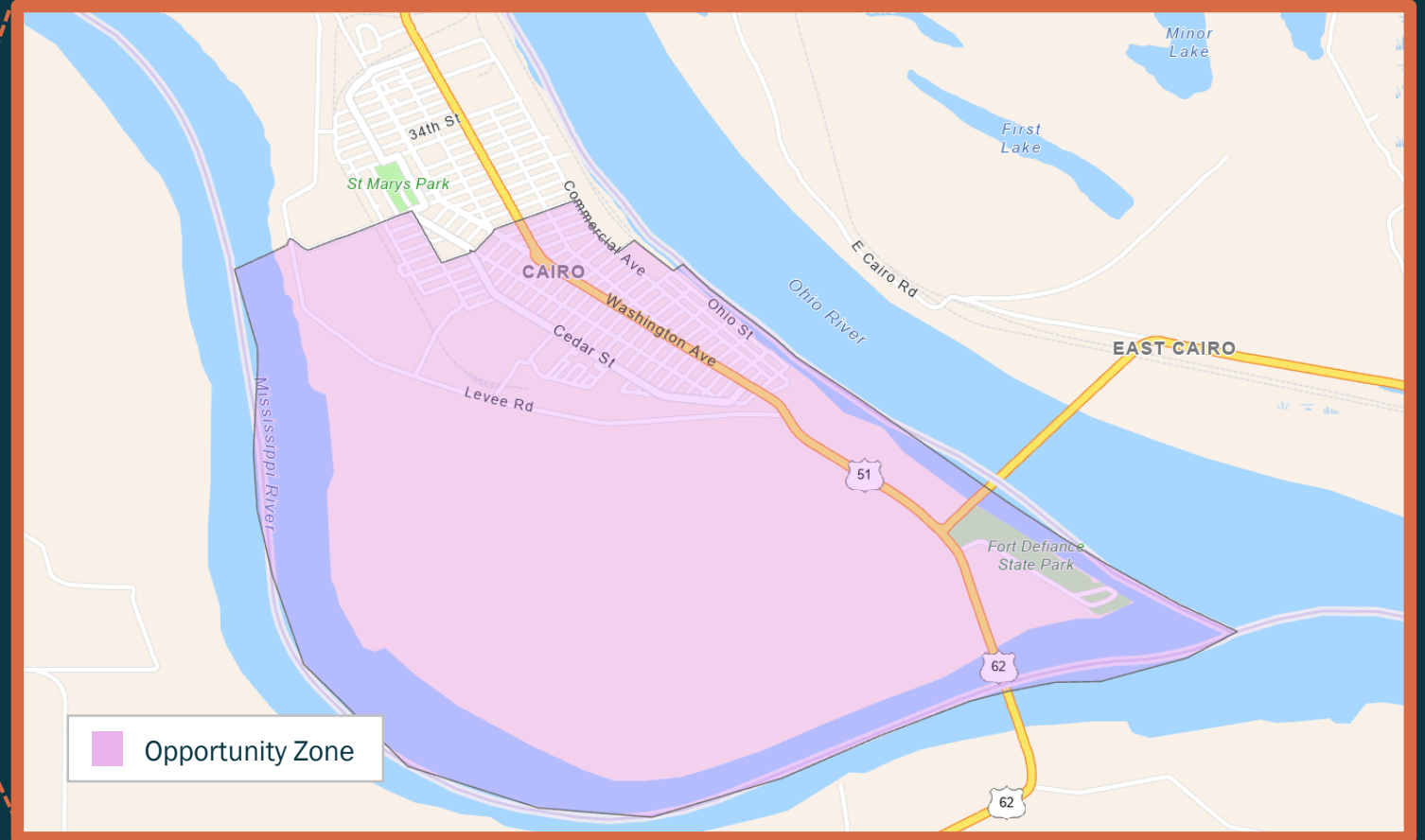
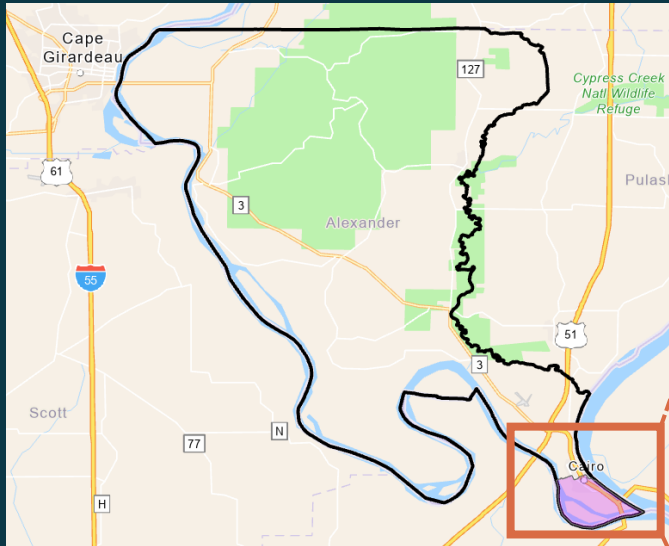
Black Residents

33.4%

Poverty Rate



# Cairo Opportunity Zone





# Alexander County: Cairo Port District Development



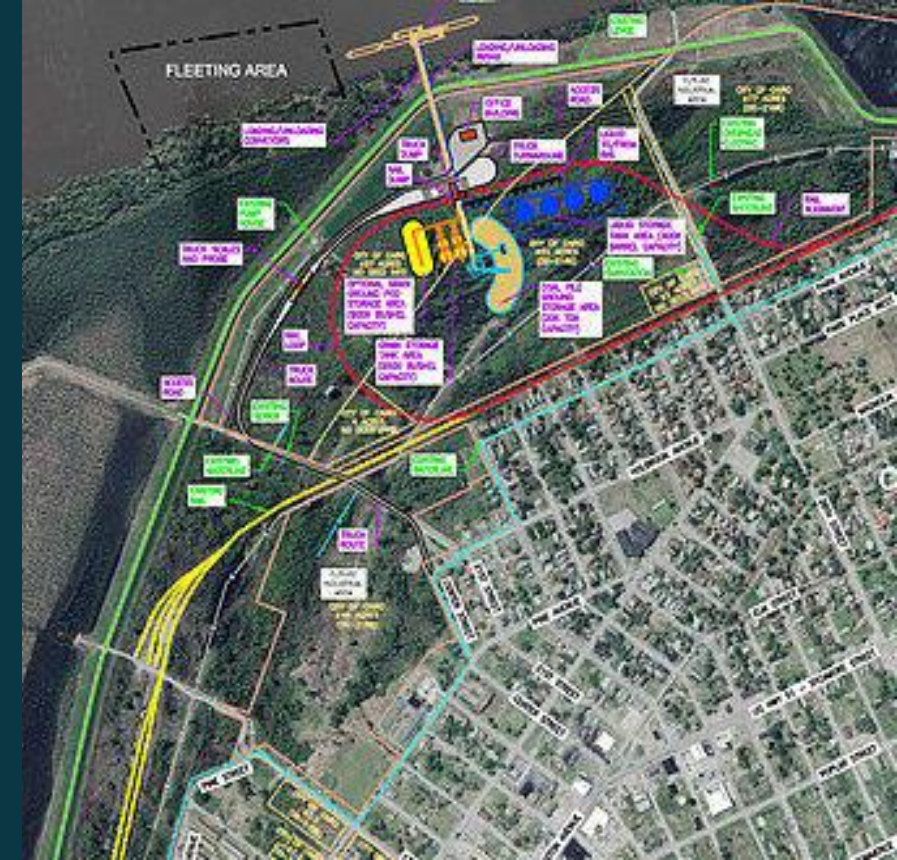
## THE ASSETS

- Located at confluence of the Ohio and Mississippi rivers, two of the busiest shipping waterways in the US.
- Easy access to rail (Canadian National) and major roadways (I-57, I-55, I-24).
- Just under 250,000 people located within a 35-mile radius of Cairo.
- \$40 million in committed state funding to construct new river port terminals and other infrastructure improvements.
- Potential for new jobs for local residents in historically Black community.

## THE OPPORTUNITY

- Invest in new port terminal development.
- Invest in relocation of existing companies from other locations to new Cairo port district.

[Link to Contact](#)



# Franklin County

## IMPORTANT ASSETS

- Access to major interstate highway (I-57), which runs through center of county.
- Access to recreational activities including fishing and camping in and around Rend Lake.
- Concentration of mining and related industries.
- Other incentives: Enterprise Zone, New Markets Tax Credit (NMTC).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Retail Trade	1,430
Accommodation and Food Services	927
Health Care and Social Assistance	877
<b>Total Private Sector Employment (All Industries)</b>	<b>6,683</b>

## BY THE NUMBERS

39,302

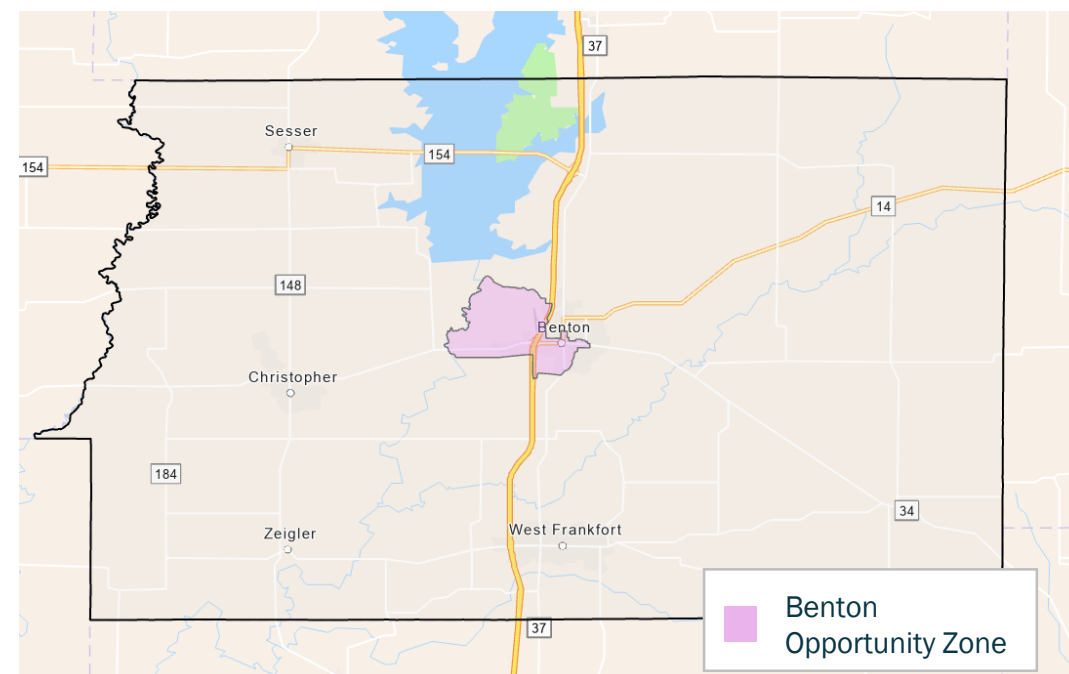
## Population

## 41.4

### Median Age

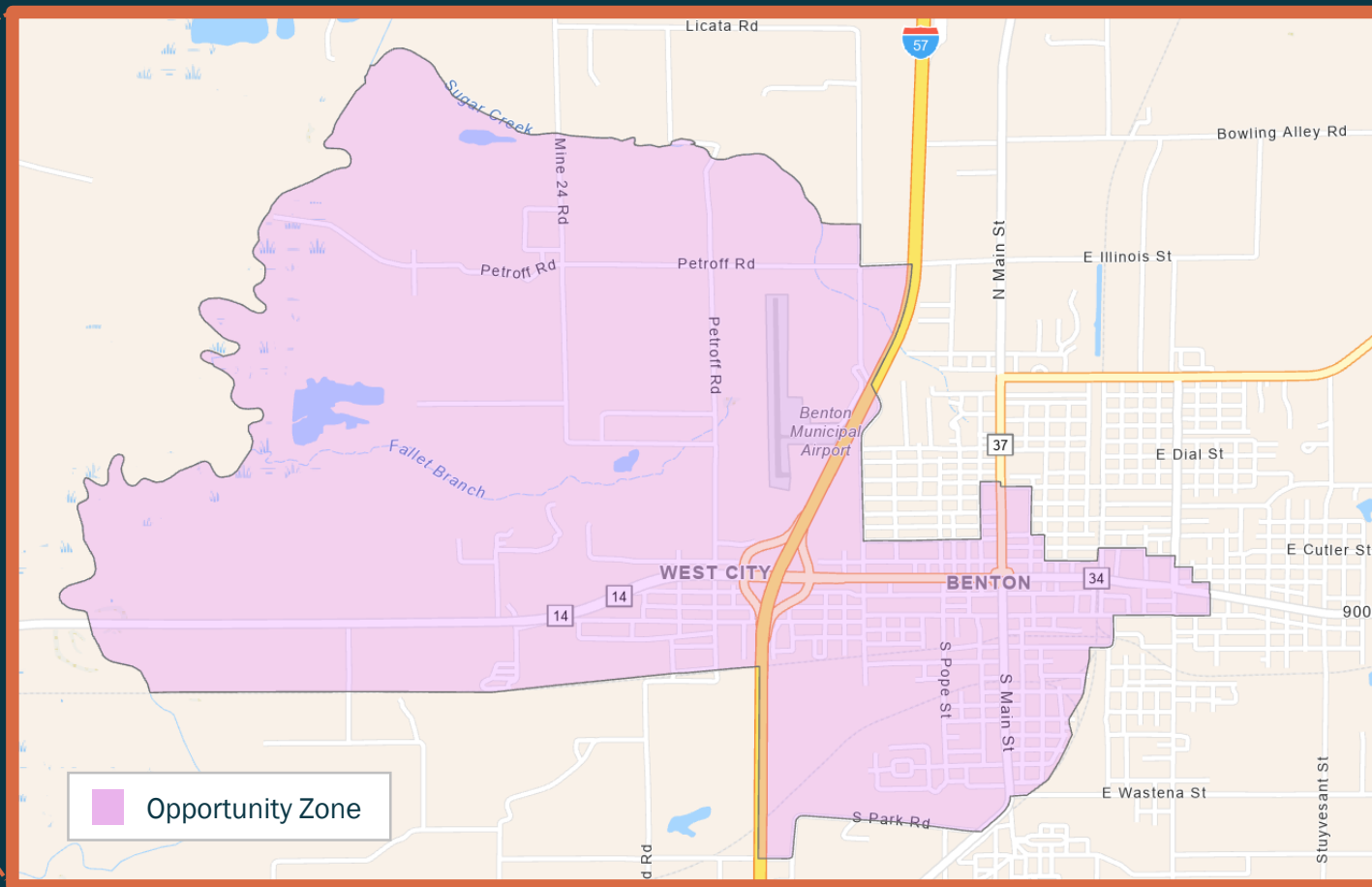
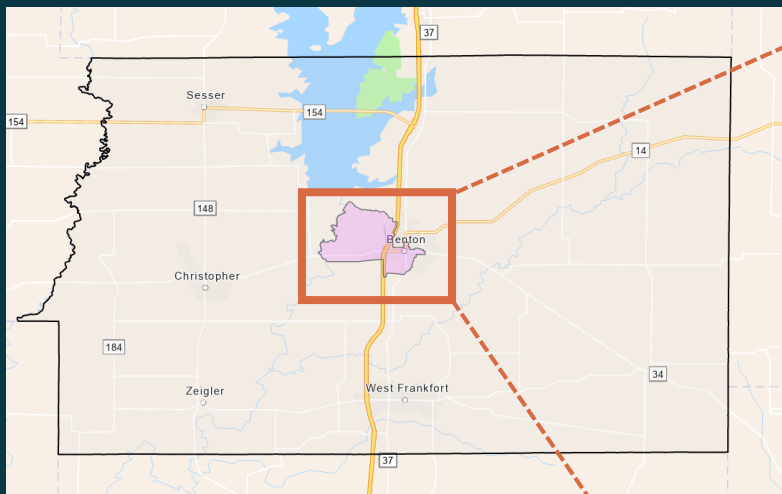
19.9%

## Poverty Rate





# Benton Opportunity Zone



# Franklin County: Benton Industrial and Airport Business Parks



## THE ASSETS

- Business Park located immediately to the east of Benton Municipal Airport. Industrial Park located to west of airport.
- Major interstate highway (I-57) within two miles of parks.
- 58 acres available at Industrial Park -- 11 acres available at Airport Business Park.
- Access to utilities including water, sewer, electric, and fiber optics.

## THE OPPORTUNITY

- Invest in capital improvements to the parks.
- Invest in existing businesses looking to relocate to the parks.

[Link to Contact](#)

### Airport Business Park



### Industrial Park





# Gallatin County

## IMPORTANT ASSETS

- Access to recreational activities including hunting, hiking, and camping in Shawnee National Forest.
- An Ohio River Scenic Byway community with marina access for boating and fishing.
- Other incentives: New Markets Tax Credit (NMTC).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Transportation and Warehousing	140
Health Care and Social Assistance	100
Wholesale Trade	66
<b>Total Private Sector Employment (All Industries)</b>	<b>570</b>

## BY THE NUMBERS

5,226

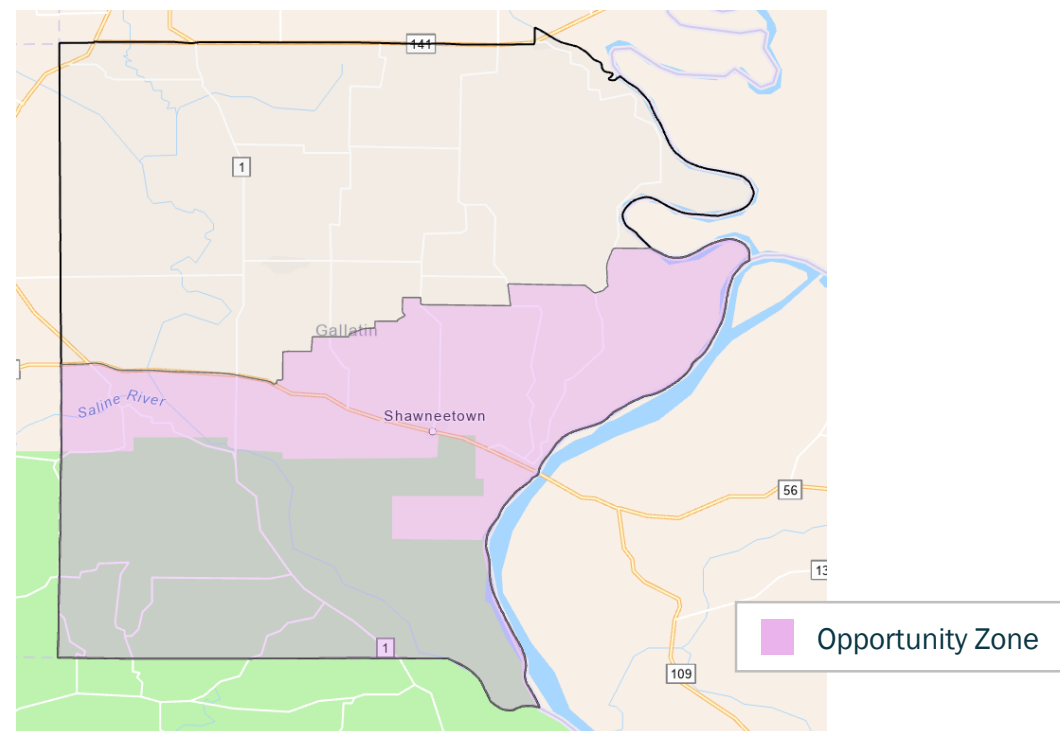
Population

\$42,460

Median Household  
Income

16.6%

Poverty Rate



# Gallatin County: Shawneetown Port Development



## THE ASSETS

- Located along Ohio River with access to IL State Route 13.
- Easy access to camping, RV sites, fishing, and other recreational activities.
- An Ohio River Scenic Byway community. Ohio River visitor center located 10 miles away in Village of Equality.
- Access to docking facilities.

## THE OPPORTUNITY

- Invest in new port terminal development including new restaurants, lodging, and retail.

[Link to Contact](#)





# Hamilton County

## IMPORTANT ASSETS

- Access to recreational activities including swimming, fishing, hiking, and camping in and around Dolan Lake outside McLeansboro.
- Access to highways including IL-14 and IL-142.
- Other incentives: Enterprise Zone, New Markets Tax Credit (NMTC).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Health Care and Social Assistance	448
Retail Trade	153
Accommodation and Food Services	137
<b>Total Private Sector Employment (All Industries)</b>	<b>1,628</b>

## BY THE NUMBERS

8,259

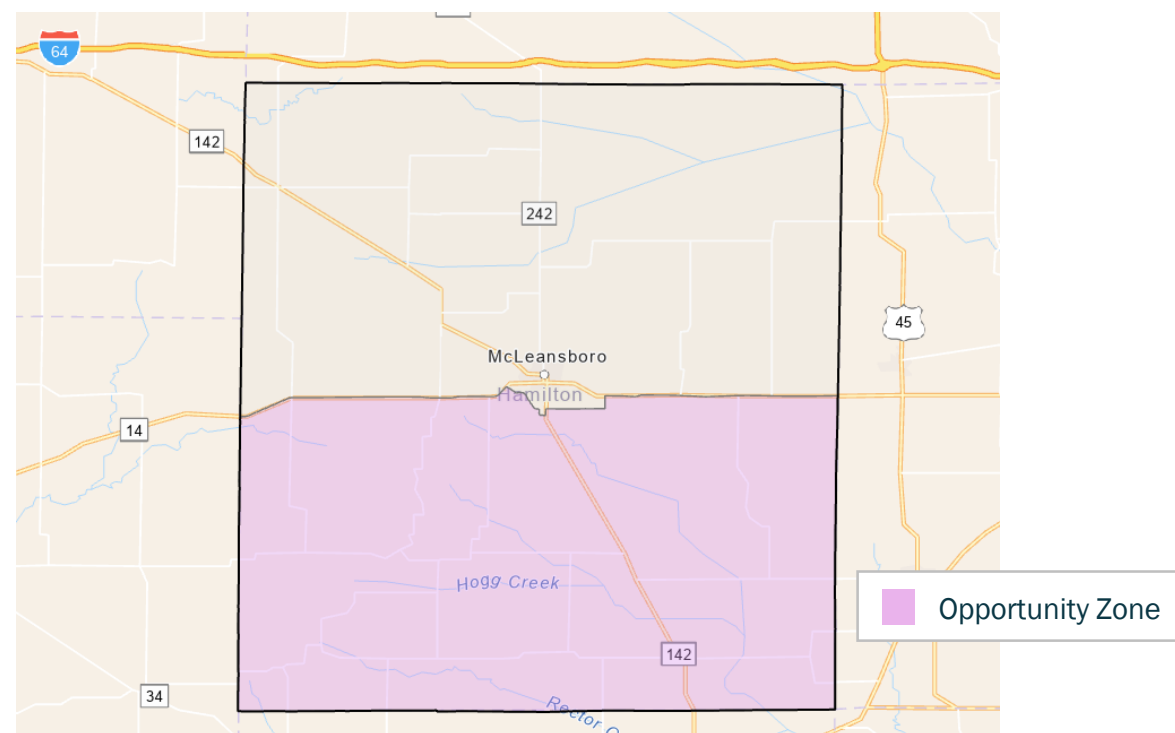
Population

\$47,293

Median Household  
Income

13.9%

Poverty Rate



# Hamilton County: Solar Energy



## THE ASSETS

- [Illinois Solar Renewable Energy Credits](#) and federal tax credits available to reduce cost of solar energy installation.
- County is home to abundant farmland with high solar productivity potential.

## THE OPPORTUNITY

- Invest in expansion of solar energy infrastructure in Hamilton County.

[Link to Contact](#)





# Hardin County

## IMPORTANT ASSETS

- Abundant recreational activities including hiking, hunting, and camping in areas throughout the county.
- An Ohio River Scenic Byway community with marina access for recreational activities.
- Other incentives: New Markets Tax Credit (NMTC).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Health Care and Social Assistance	337
Mining	74
Retail Trade	66
<b>Total Private Sector Employment (All Industries)</b>	<b>617</b>

## BY THE NUMBERS

4,161

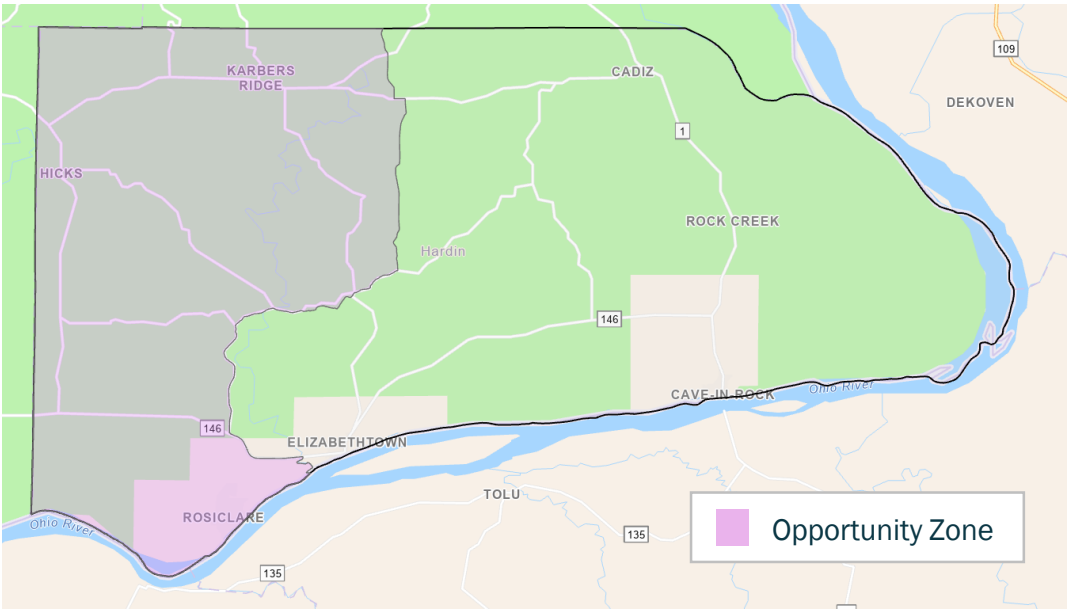
Population

5.8%

Unemployment Rate

16.6%

Poverty Rate



# Hardin County: Recreational Tourism and Riverfront Development



## THE ASSETS

- Access to rustic natural areas for recreational opportunities such as fishing, hunting, and camping.
- City of Rosiclare is an Ohio River Scenic Byway community.

## THE OPPORTUNITY

- Invest in new restaurants, lodging, and retail for tourists along Rosiclare's riverfront.
- Invest in expansion of docking facilities along Ohio River in Rosiclare.

[Link to Contact](#)





# Jackson County

## IMPORTANT ASSETS

- Location of Southern Illinois University, Carbondale, a national public research university with over 14,000 students. SIU is the largest employer in the county with over 6,000 employees.
- Carbondale recognized as a top city to start a business in 2019 according to WalletHub.
- Proximity to Interstate Highway 57 and Veterans Airport in Marion.
- Other incentives: Enterprise Zone, New Markets Tax Credit (NMTC), TIF District (in Carbondale).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Health Care and Social Assistance	3,807
Retail Trade	3,419
Accommodation and Food Services	2,447
<b>Total Private Sector Employment (All Industries)</b>	<b>16,563</b>

## BY THE NUMBERS

59,115

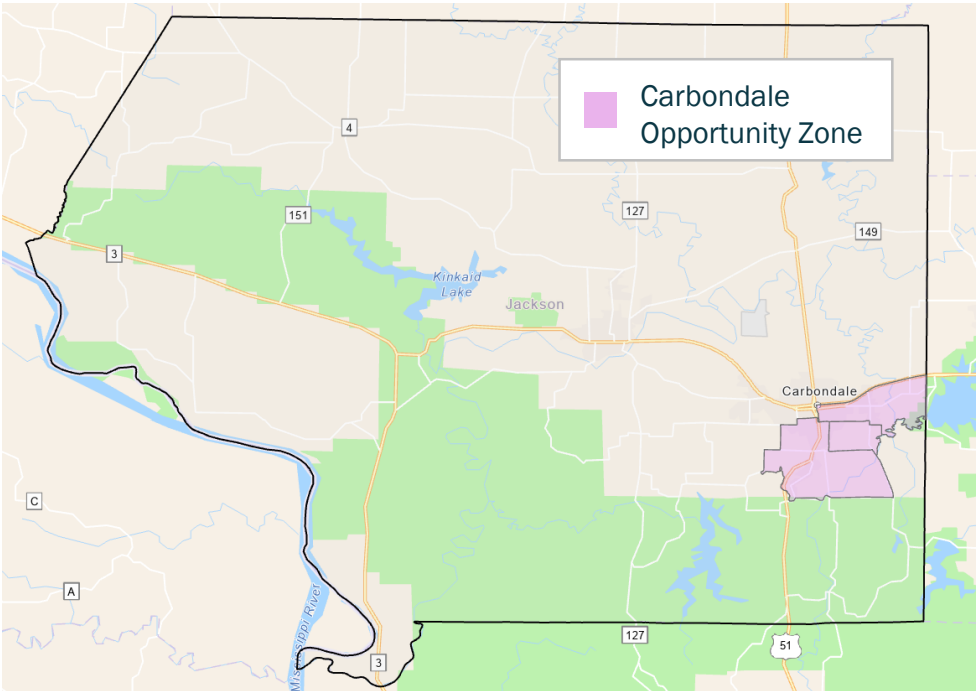
Population

28.4

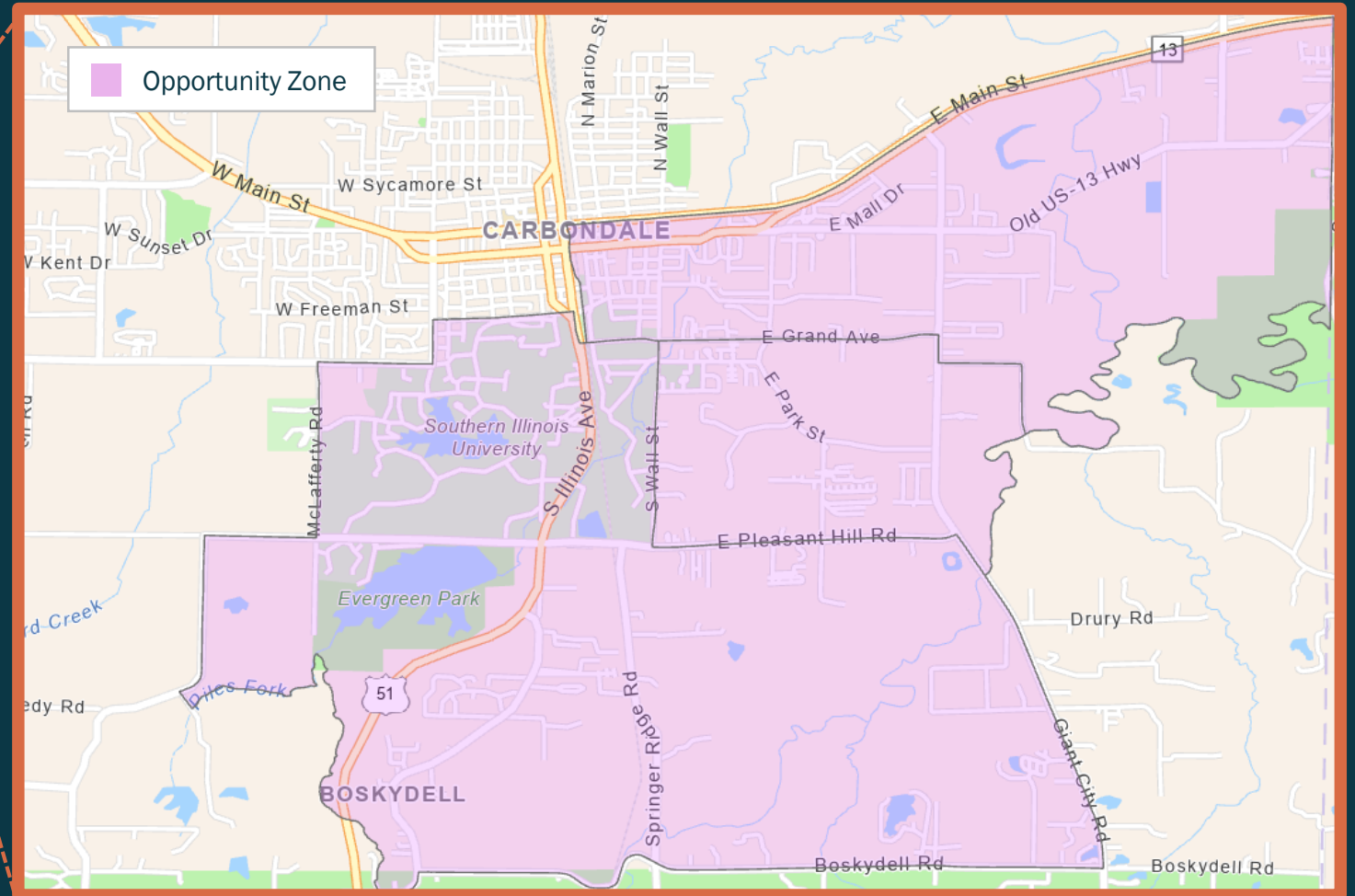
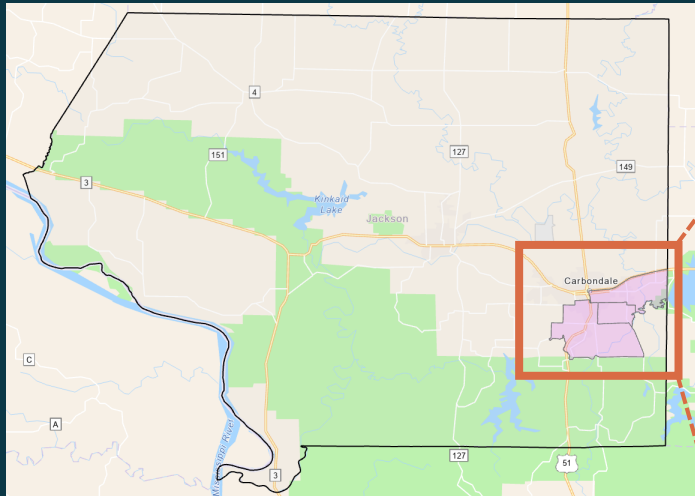
Median Age

36.2%

Residents with a Bachelor's or Graduate degree



# Carbondale Opportunity Zone





# Jackson County: Carbondale Business Park East



## THE ASSETS

- 83-acre business park with easy access to interstate highway, airports, and railways.
  - 11 miles from Interstate Highway 57.
  - 9.5 miles from Southern Illinois Airport. Commercial air service available at Veterans Airport of Southern Illinois (8.5 miles from park).
  - 3 miles from Canadian National Railway and Amtrak.
- On-site access to natural gas, electric, and high-speed fiber internet.
- Located within Enterprise Zone.

## THE OPPORTUNITY

- Invest in existing businesses looking to relocate to the park.

[Link to Contact](#)





# Jackson County: Carbondale Grand Avenue and East Retail Districts



## THE ASSETS

- University Mall, a regional destination for shopping, dining, and entertainment located in Carbondale East retail district.
- Grand Avenue retail district located between Southern Illinois University (SIU) campus and off-campus student housing.
  - Convenient location for students to access shopping, dining, and entertainment options within walking distance of their homes or classes.

## THE OPPORTUNITY

- Invest in existing businesses looking to relocate to the retail districts.
- Invest in businesses currently located in retail districts.

[Link to Contact](#)

### East Retail District



### Grand Avenue District





# Jackson County: Southern Illinois University Research Park



## THE ASSETS

- University-related organization, public-private partnership, and foundation of University's outreach commitment in the region.
- 25+ companies operating in technology- and knowledge-based industries including food innovation, software development, and healthcare support/infrastructure transformation.
- Home to vital regional business support services such as a Small Business Development Center (SBDC), incubator, and technology entrepreneurship programs.
- 80,000 square feet of office, conference room, and co-working spaces located in three buildings – 43-acre plot.

## THE OPPORTUNITY

- Invest in emerging and expanding small businesses housed in Research Park.
- Invest in general building improvements, park infrastructure, and innovation facilities and programs.

[Link to Contact](#)



# Jefferson County

## IMPORTANT ASSETS

- Important crossroads of region and logistical hub. Intersection of Interstate Highways 57 and 64 with an average daily traffic count of over 37,000 vehicles.
- Access to major railroads including the Norfolk Southern, Canadian National, and Union Pacific.
- Major employers include Continental Tire (3,600 employees) and Walgreens Distribution Center (1,500 employees).
- Other incentives: Enterprise Zone, New Markets Tax Credit (NMTC), TIF District (in Mt. Vernon).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Manufacturing	4,033
Health Care and Social Assistance	3,828
Retail Trade	2,163
Transportation and Warehousing	1,791
Total Private Sector Employment (All Industries)	17,578

## BY THE NUMBERS

38,358

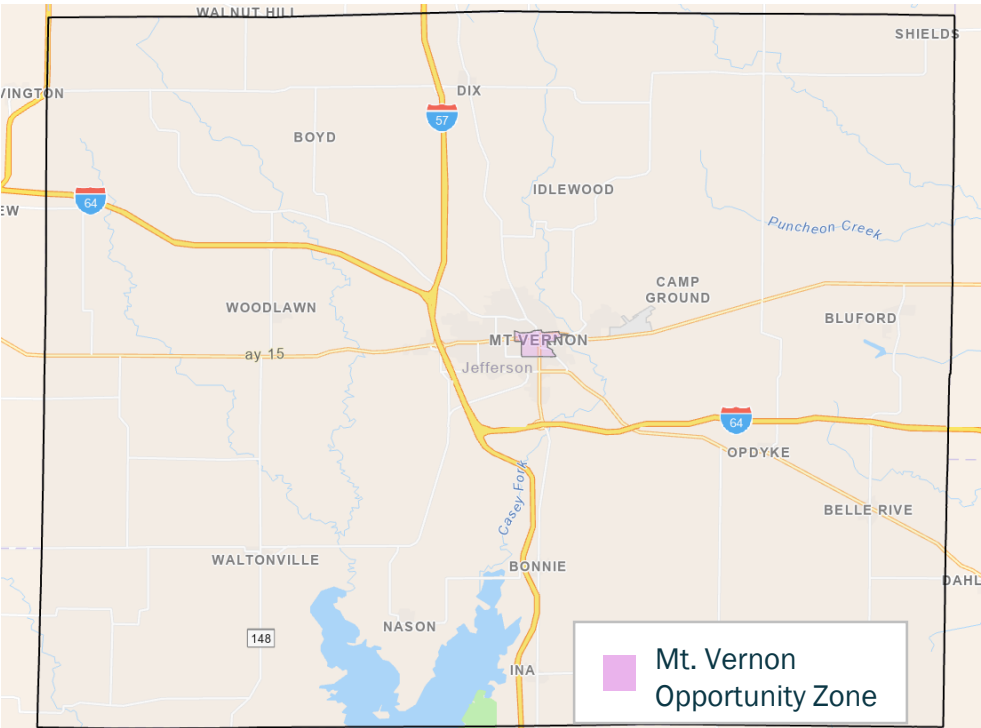
Population

\$46,109

Median Household  
Income

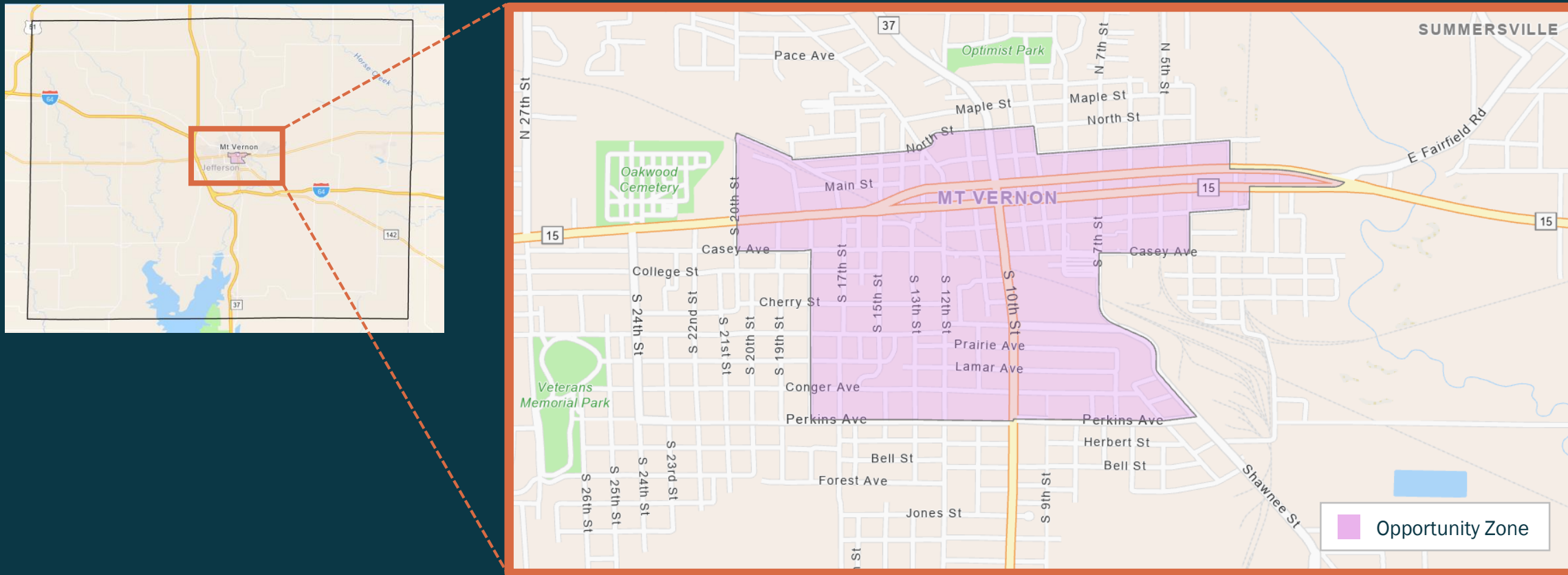
18.9%

Poverty Rate





# Mt. Vernon Opportunity Zone



# Jefferson County: Mt. Vernon Ninth Street Development



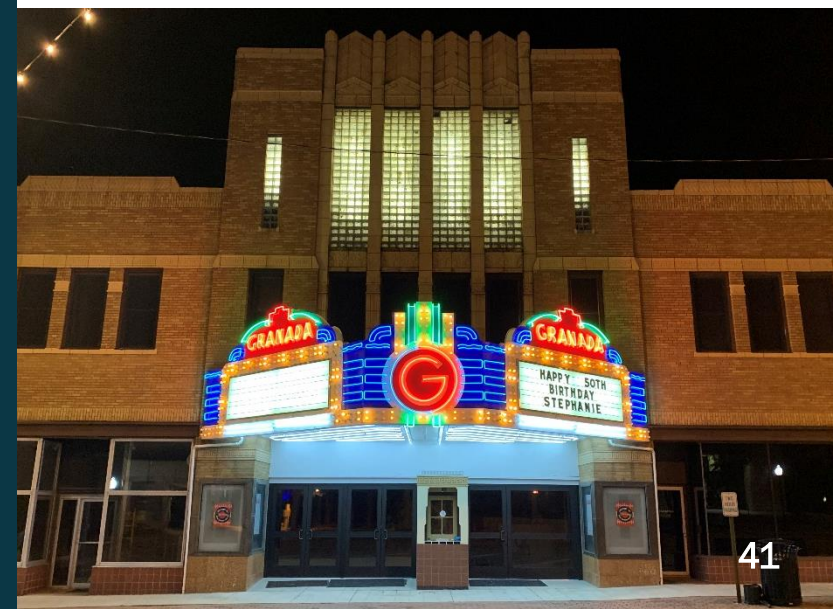
## THE ASSETS

- Mt. Vernon is a major regional crossroads. Downtown located at intersection of IL State Routes 15 and 37 and within three miles of two major interstate highways (I-57 and I-64).
- Downtown Mt. Vernon is the geographic, civic, cultural, and financial center of Jefferson County. Destination for entertainment, festivals, restaurants, and retail.
- Ninth Street is a three-block area anchored by two theaters (The Granada and The Stadium). The Granada was recently renovated and reopened in August 2020 as an events center.
- Ninth Street Includes mix of historic one-, two-, and three-story structures.

## THE OPPORTUNITY

- Invest in current businesses on Ninth Street or in existing businesses looking to relocate to Ninth Street.

[Link to Contact](#)





# Johnson County

## IMPORTANT ASSETS

- Access to interstate highways. I-24 runs through center of county and a portion of I-57 also runs through county.
- Close proximity to recreational activities including hiking and camping in Shawnee National Forest.
- Other incentives: Empowerment Zone, TIF District (in Vienna).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Health Care and Social Assistance	268
Retail Trade	245
Accommodation and Food Services	179
Total Private Sector Employment (All Industries)	1,285

## BY THE NUMBERS

12,899

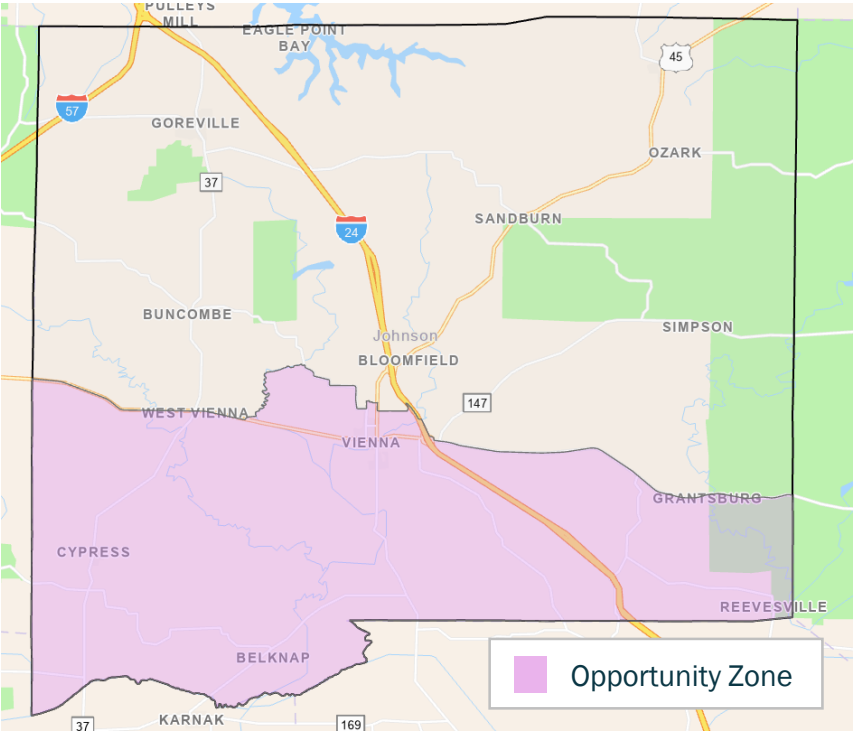
Population

\$45,743

Median Household  
Income

13.9%

Poverty Rate



# Johnson County: Recreational Tourism



## THE ASSETS

- Opportunity Zone located within Shawnee National Forest. Easy access to hiking, camping, hunting, fishing, and other recreational activities.
- Restaurants, lodging, retail, and Shawnee Forest Ranger Station located in City of Vienna. City located within mile of I-24, a major interstate highway that brings 18,000+ vehicles per day through length of county.
- Tunnel Hill State Trail located in county. Trail hosts annual running event that attracts 800+ runners and 5,000+ visitors.
- Cache River State Natural Area, a pristine wetlands with access to canoeing, kayaking, fishing, and bird-watching, located just south of Vienna.

## THE OPPORTUNITY

- Invest in new lodging for recreational tourists and visitors to Johnson County.
- Invest in current restaurants, lodging, and retail that cater to recreational tourists and visitors.

[Link to Contact](#)





# Massac County

## IMPORTANT ASSETS

- Access to major interstate highway (I-24).
- Close proximity to Paducah, KY.
- Metropolis is “Home of Superman” with store, museum, and famous statue.
- Harrah’s Casino, which attracts over 400,000 visitors annually, located in Metropolis.
- Other incentives: Enterprise Zone, TIF District (in Metropolis).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Health Care and Social Assistance	781
Accommodation and Food Services	734
Retail Trade	331
<b>Total Private Sector Employment (All Industries)</b>	<b>3,125</b>

## BY THE NUMBERS

14,594

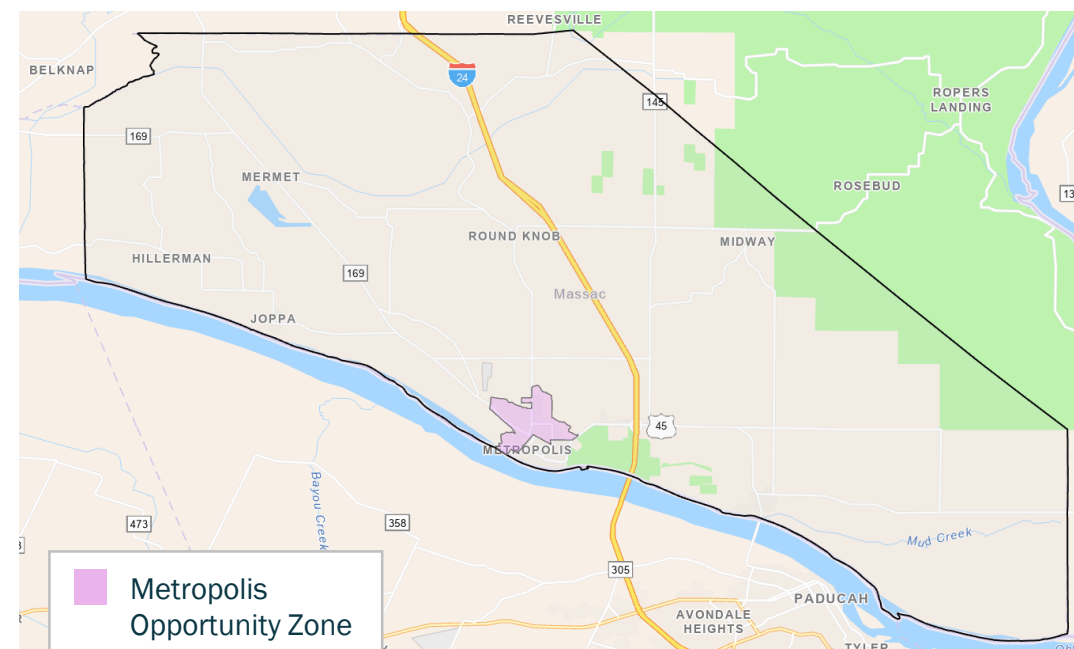
Population

6.1%

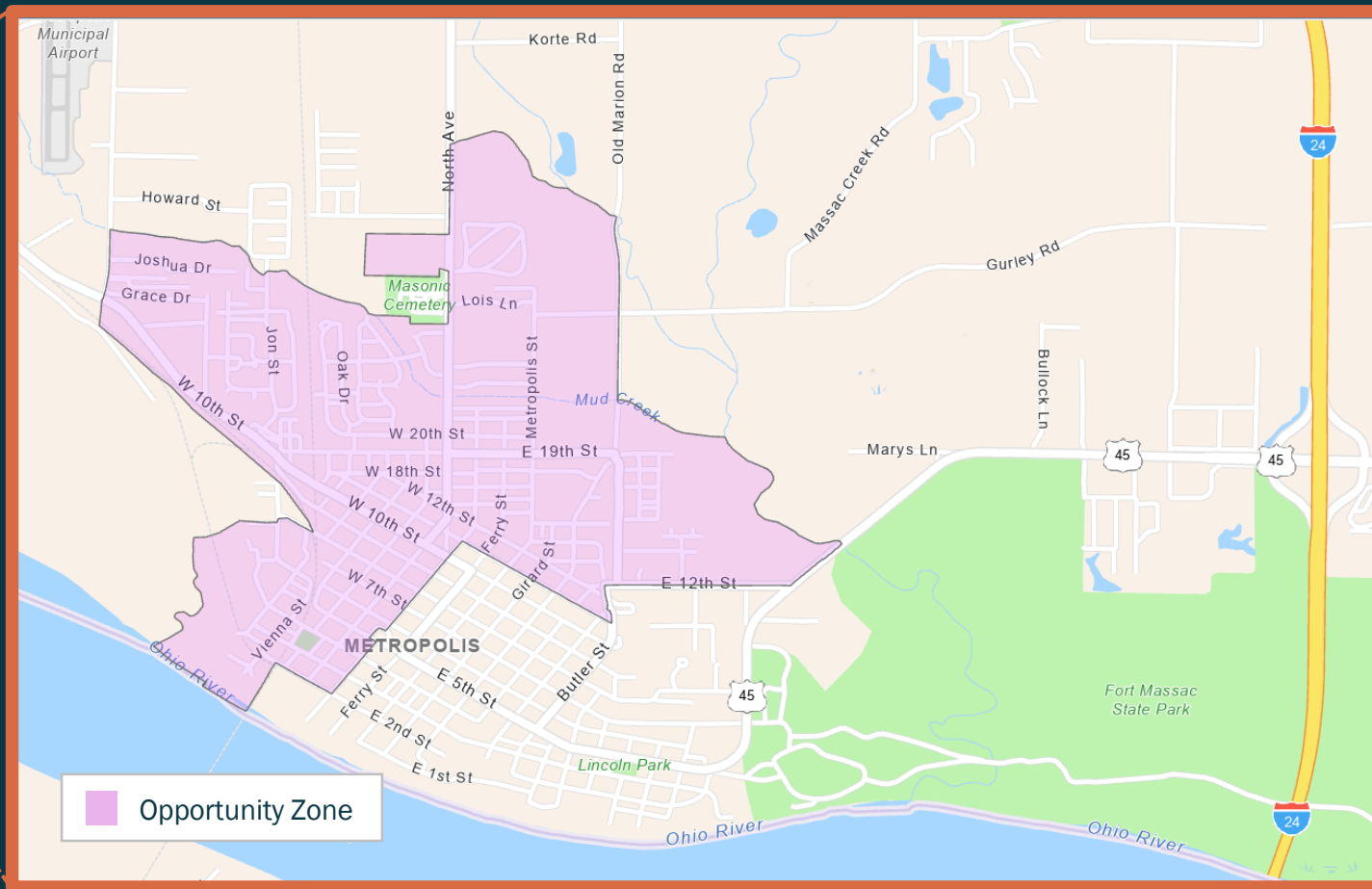
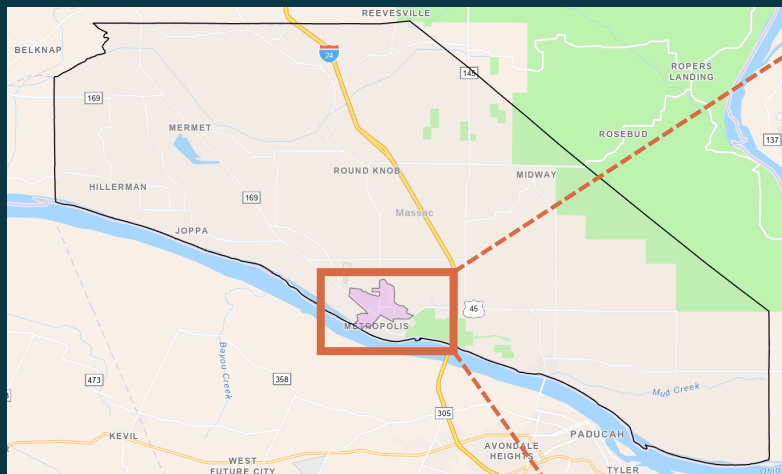
Unemployment Rate

18.4%

Poverty Rate



# Metropolis Opportunity Zone





# Massac County: Metropolis

## Tourist Attractions and Event Center



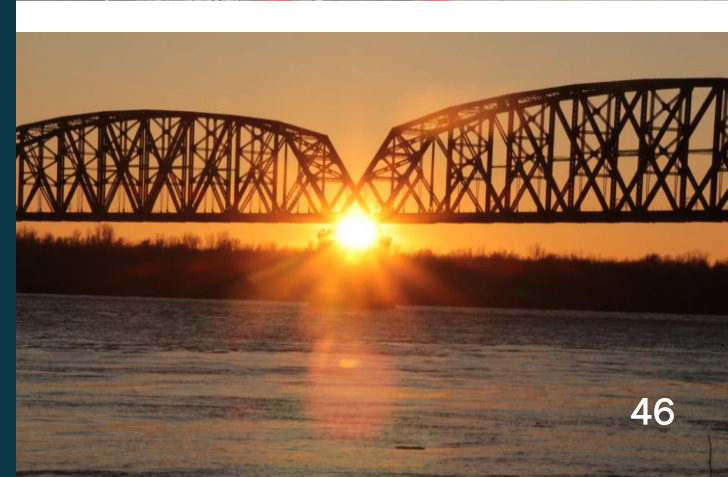
### THE ASSETS

- “Home of Superman” with museum, store, and a famous statue dedicated to the Man of Steel.
- Easily accessible – along a major interstate highway (I-24) and 13 miles from Paducah, KY.
- Home to Harrah’s Casino, which attracts over 400,000 visitors per year.
- Location of major annual events that attract many to area including Superman Celebration (which attracts 10,000 visitors) and Civil War reenactment (which attracts 175,000 visitors).

### THE OPPORTUNITY

- Invest in construction of event center to host major annual events and other gatherings held in city.
- Invest in development of city “riverwalk” along Ohio River with entertainment, dining, and retail options.
- Invest in construction of hotels for tourists and those attending events in area.

[Link to Contact](#)



# Massac County: Metropolis Senior Housing



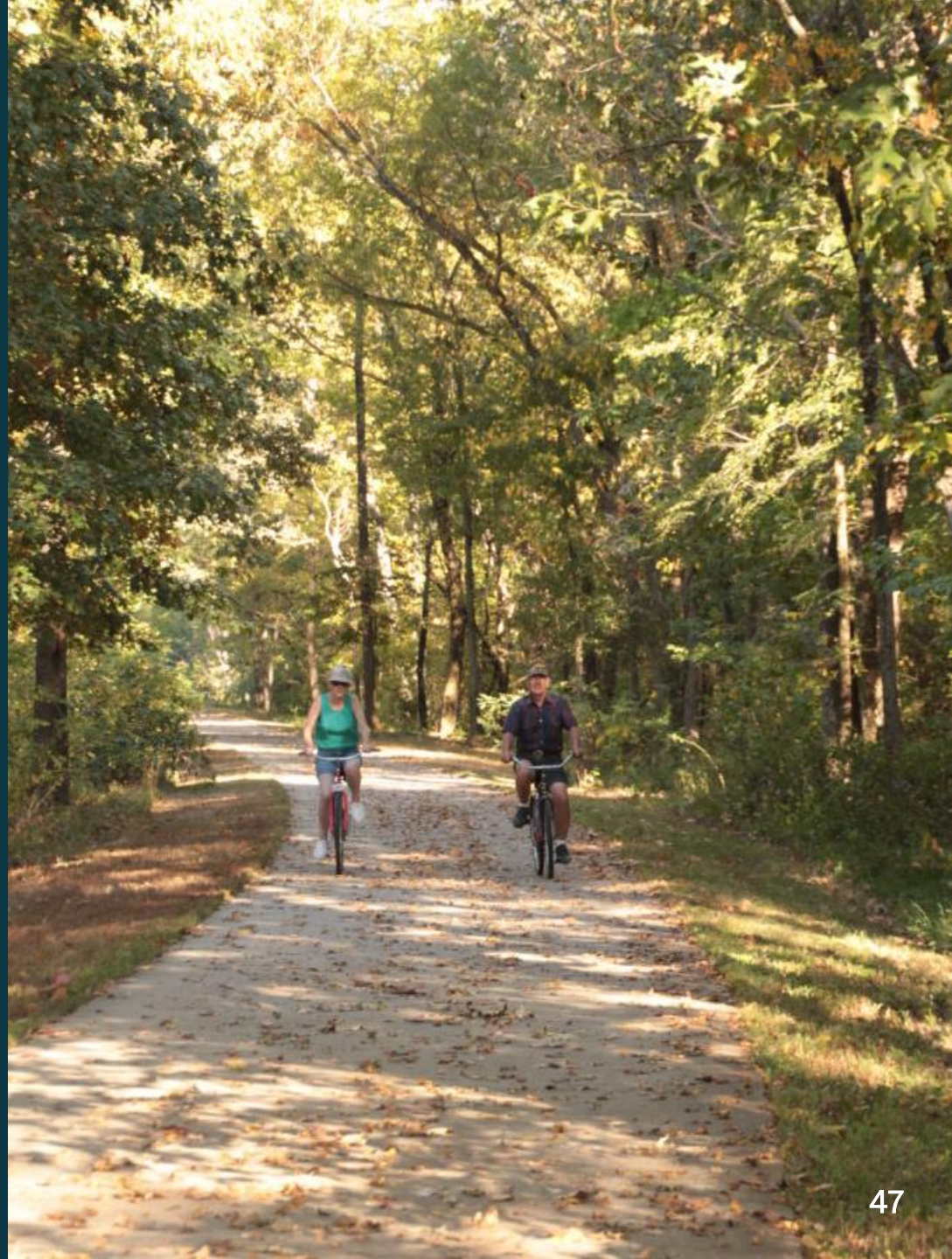
## THE ASSETS

- Metropolis is home to a large and growing senior population.
- Walkable downtown with easy access to amenities for senior residents.

## THE OPPORTUNITY

- Invest in senior housing projects in Metropolis.
- Invest in a community located along the Ohio River.

[Link to Contact](#)





# Perry County

## IMPORTANT ASSETS

- Home of the Du Quoin State Fair, hosted on 1,200-acre fairgrounds in Du Quoin. Attracts 100,000+ visitors each summer.
- Access to recreational activities including fishing, hunting, hiking, and camping in Pyramid State Park (located in county) and Shawnee National Forest.
- Other incentives: Enterprise Zone, New Markets Tax Credit (NMTC), TIF District (in Du Quoin).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Health Care and Social Assistance	983
Retail Trade	648
Accommodation and Food Services	402
<b>Total Private Sector Employment (All Industries)</b>	<b>4,057</b>

## BY THE NUMBERS

21,467

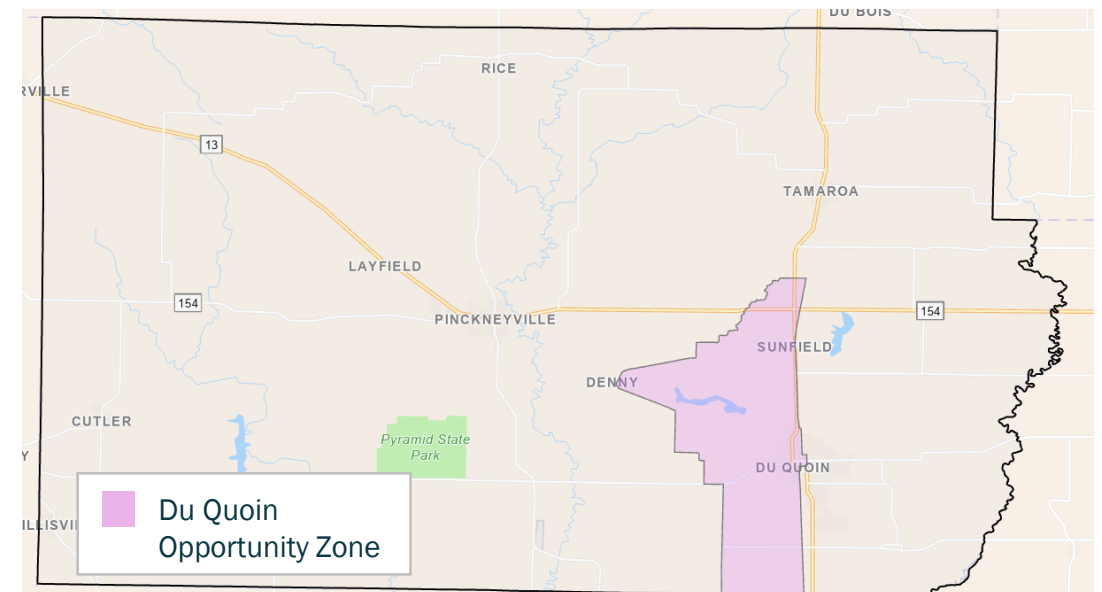
Population

39.2

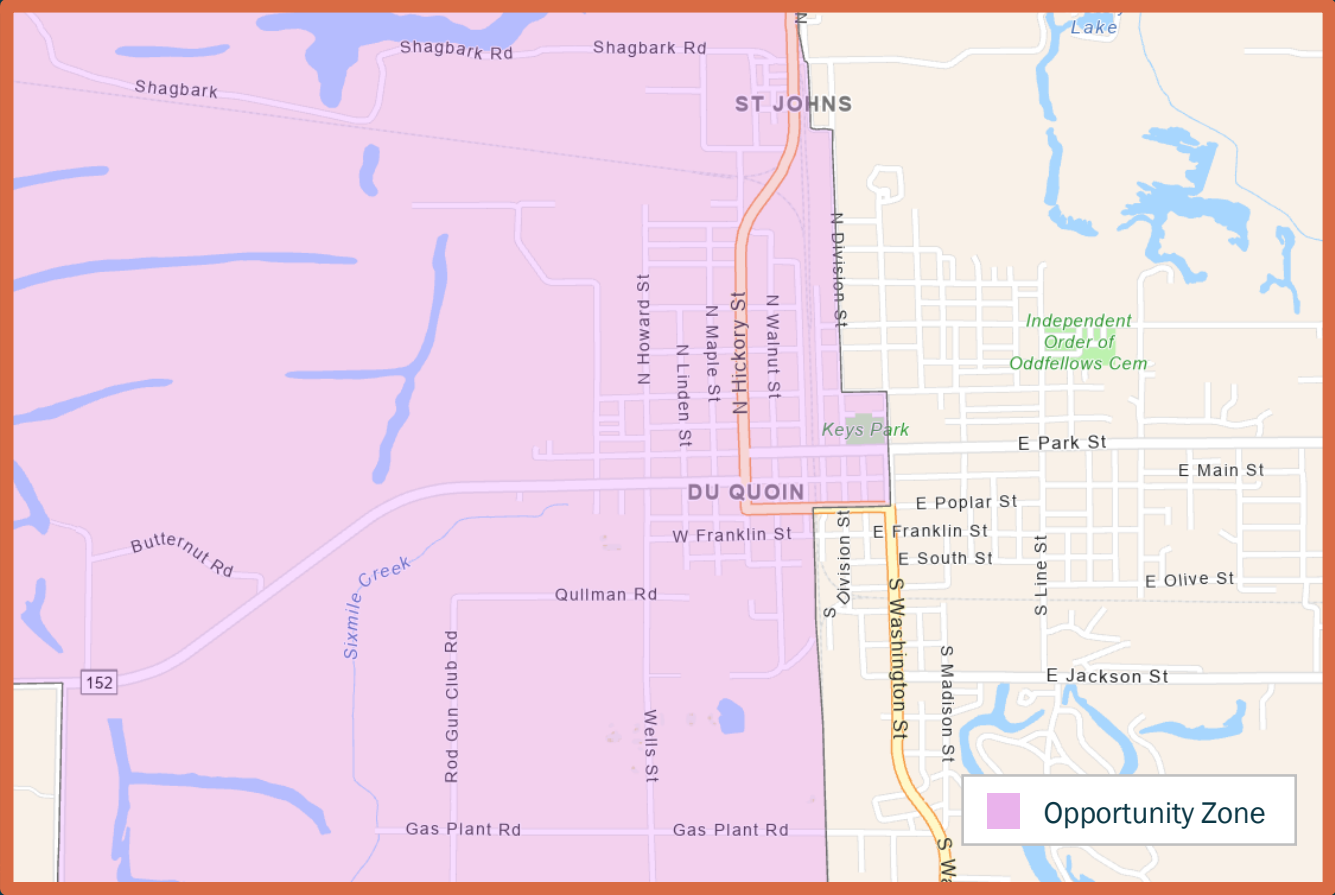
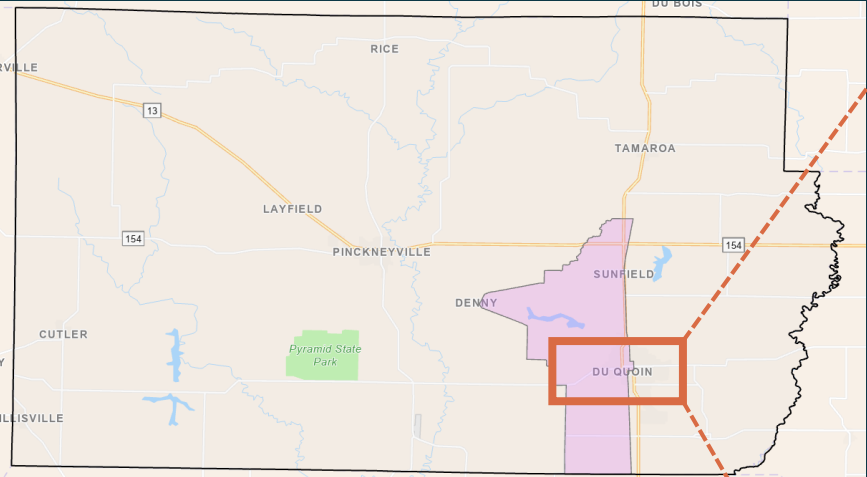
Median Age

14.7%

Poverty Rate



# Du Quoin Opportunity Zone





# Perry County: Du Quoin Industrial Park



## THE ASSETS

- 100-acre industrial park. 56.5 acres are shovel-ready with direct rail access. Canadian National Railroad (CN) mainline located within two blocks of park.
- 6 companies currently in the park. Industries include metal plating, agricultural oil processing, synthetic oil mixing and packaging, commercial conveyer belt fabrication, rail-served bulk commodities, and machine shop/tool and die.
- Protected real estate sites for industries with land reserved for expansions.
- Access to high speed internet, municipal utilities, 80,000-pound rated concrete streets, and solar-generated power provided to occupants without cost.
- Located in Tax Increment Financing (TIF) District and Illinois Enterprise Zone.

## THE OPPORTUNITY

- Invest in current industrial park occupants or businesses seeking relocation to industrial park designed for real estate protection in a small-town setting.
- Bulk commodity rail-oriented businesses welcome. Industrial park is the only shovel-ready site with complete utilities along the CN between Champaign, IL, and Paducah, KY.





# Perry County: Du Quoin Downtown Investment



## THE ASSETS

- New infrastructure system including water mains, streets, ADA-compliant sidewalks, crosswalks, and landscaping installed in 2013.
- Downtown features two vest-pocket parks designed for community gatherings and outdoor receptions.
- Area is home to Du Quoin State Fair, hosted on 1,200-acre fairgrounds. Event brings 100,000+ visitors each summer.
- Building renovations can be assisted with Tax Increment Financing.

## THE OPPORTUNITY

- Invest in current businesses located downtown.
- Invest in businesses looking to relocate to a traditional small-town American Main Street.

[Link to Contact](#)





# Pope County

## IMPORTANT ASSETS

- Access to recreational activities such as fishing, hunting, hiking, and camping. Much of county located within Shawnee National Forest.
- An Ohio River Scenic Byway community with marina access for boating and fishing.

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Health Care and Social Assistance	81
Retail Trade	59
Other services (Except Public Administration)	35
<b>Total Private Sector Employment (All Industries)</b>	<b>319</b>

## BY THE NUMBERS

4,360

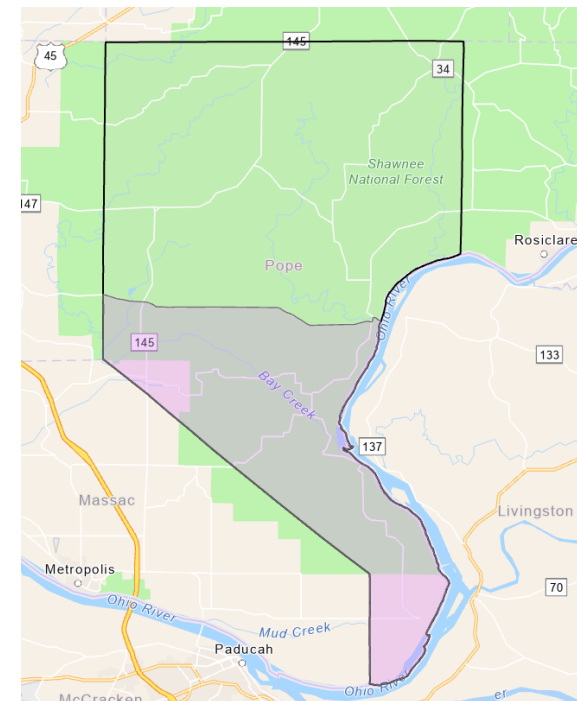
Population

39.2

Median Age

14.7%

Poverty Rate



# Pope County: Recreational Tourism



## THE ASSETS

- Access to rustic natural areas for recreational opportunities such as fishing, hunting, and camping.
- Golconda is an Ohio River Scenic Byway community with marina access and tourist attractions in National Historic District.

## THE OPPORTUNITY

- Invest in new restaurants, lodging, and retail opportunities for tourists.

[Link to Contact](#)





# Pulaski County

## IMPORTANT ASSETS

- Located along Ohio River, a major barge shipping waterway.
- Major interstate highway (I-57) runs through center of county.
- Shawnee Community College's main campus located in Ullin. Over 2,000 students currently enrolled.
- Small Business Development Center (SBDC) located in Ullin at Shawnee Community College.
- Other incentives: Empowerment Zone, Enterprise Zone (in Mounds and Mound City), TIF District (in Ullin and Mounds).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Health Care and Social Assistance	142
Retail Trade	97
Wholesale Trade	85
<b>Total Private Sector Employment (All Industries)</b>	<b>594</b>

## BY THE NUMBERS

5,691

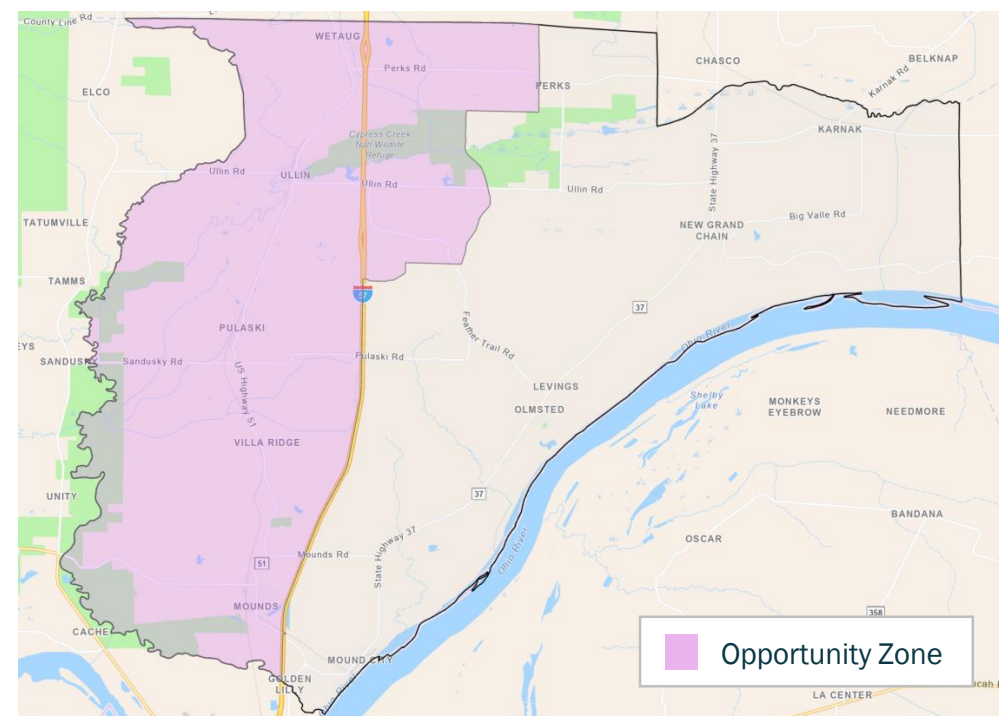
## Population

13.6%

## Unemployment Rate

17.1%

## Poverty Rate



# Pulaski County: Ullin Industrial Park



## THE ASSETS

- 249-acre industrial park currently supporting agriculture-related businesses but open to other industries.
- 2.5 miles from Interstate Highway 57.
- Rail access in Mounds, approximately 10 miles from park.
- Site eligible for Empowerment Zone benefits and Pulaski County tax abatement.

## THE OPPORTUNITY

- Invest in businesses located in the industrial park.
- Invest in capital improvements to the park.
- Invest in existing businesses looking to relocate into the park.

[Link to Contact](#)





# Randolph County

## IMPORTANT ASSETS

- City of Chester located at confluence of Kaskaskia and Mississippi rivers. Important barge shipping location with a port district.
- Home to corporate headquarters of Gilster-Mary Lee, a food label manufacturer with over 500 employees in Chester.
- Access to recreational activities such as fishing, shooting, and camping at the 1,600-acre World Shooting and Recreational Complex located near Sparta.
- Close to St. Louis metro area - just over 320,000 people located within a 35-mile radius of Sparta.
- Other incentives: Enterprise Zone, New Markets Tax Credit (NMTC), TIF District (in Sparta).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Manufacturing	2,976
Health Care and Social Assistance	2,243
Retail Trade	1,362
<b>Total Private Sector Employment (All Industries)</b>	<b>11,097</b>

## BY THE NUMBERS

32,829

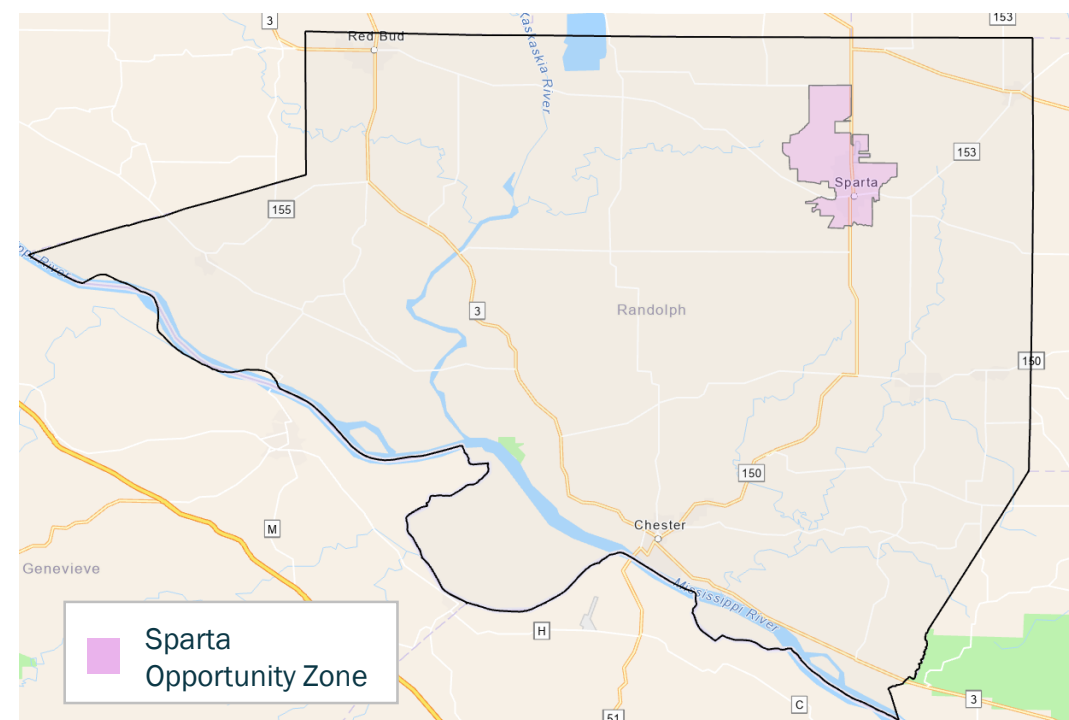
Population

\$49,717

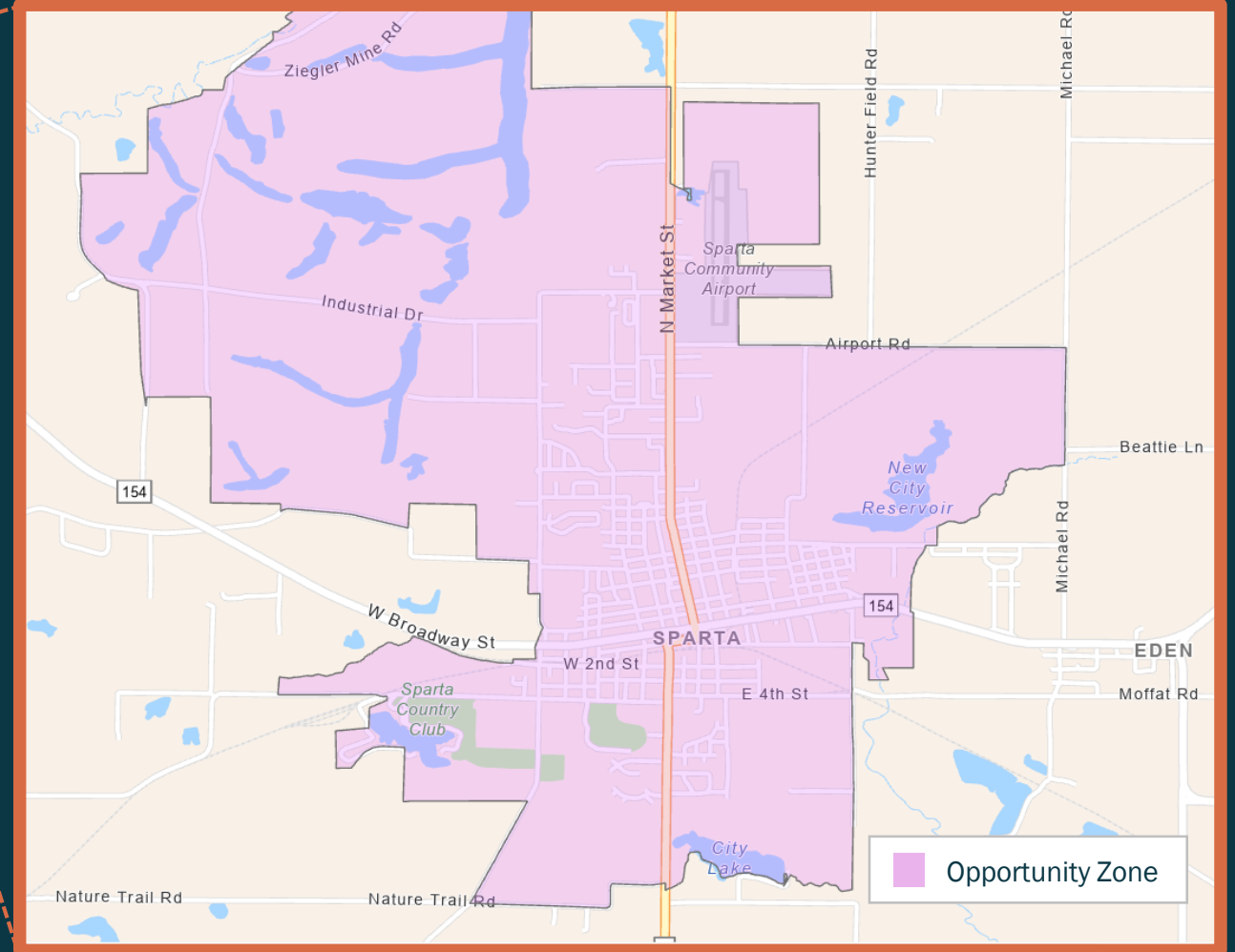
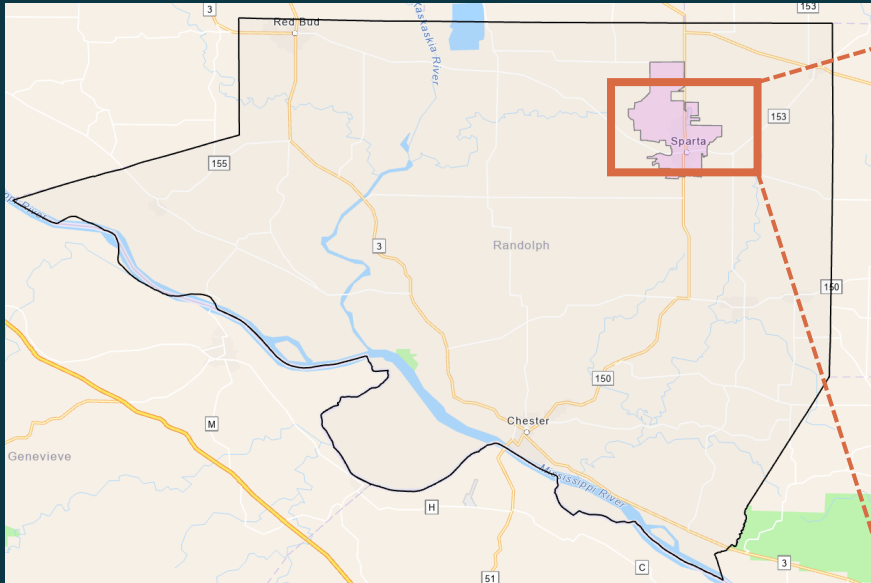
Median Household  
Income

12.3%

Poverty Rate



# Sparta Opportunity Zone





# Randolph County: Sparta Broadband and Fiber



## THE ASSETS

- Federal and state incentives available to install high-speed broadband in rural areas:
  - \$400 million in grants available through [Connect Illinois](#) program for activities related to expanding broadband access.
  - [USDA ReConnect program](#) offers loans and grants to provide funds for broadband construction, improvement, and equipment.
  - [Rebuild Illinois](#) grant programs offer funding for infrastructure improvements.
- Sparta is commercial hub of Randolph County. Increasing demand from local businesses and residents for affordable high-speed internet.
- Downtown located in Tax Increment Financing (TIF) district and Empowerment Zone.

## THE OPPORTUNITY

- Invest in expansion of Sparta's broadband and fiber infrastructure.

[Link to Contact](#)



# Saline County

## IMPORTANT ASSETS

- Easy access to recreational activities such as hiking, fishing, and camping in nearby Shawnee National Forest and Garden of the Gods Recreational Area.
- Location of Clearwave Communications headquarters (internet and communications company). Outstanding fiber internet access throughout Harrisburg area.
- Other incentives: Enterprise Zone, New Markets Tax Credit (NMTC).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Health Care and Social Assistance	2,181
Retail Trade	1,198
Accommodation and Food Services	761
Total Private Sector Employment (All Industries)	6,547

## BY THE NUMBERS

24,430

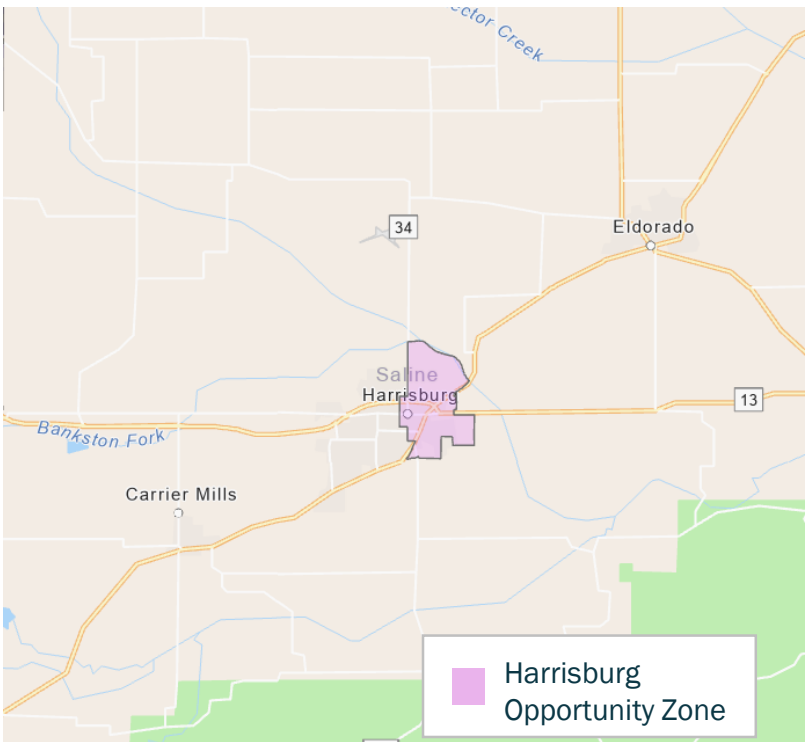
Population

8.7%

Unemployment Rate

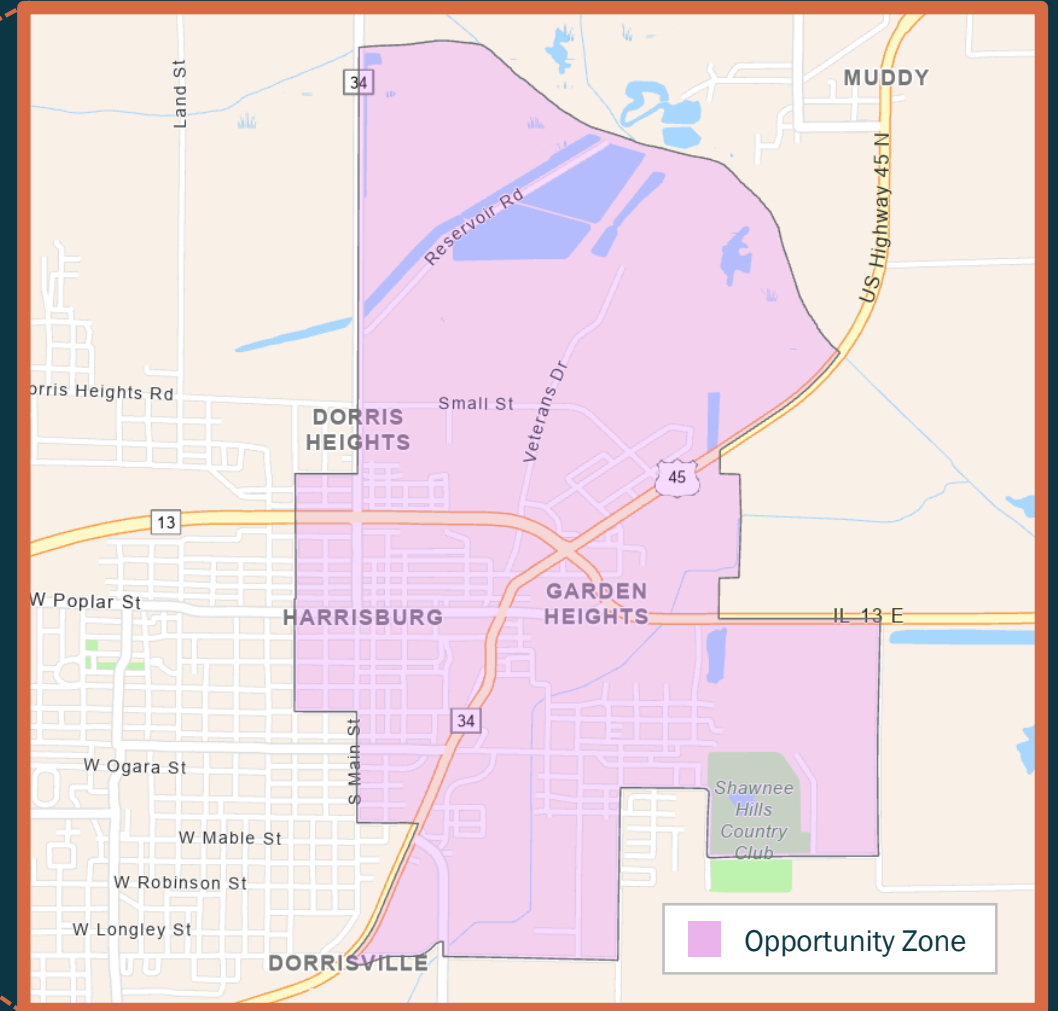
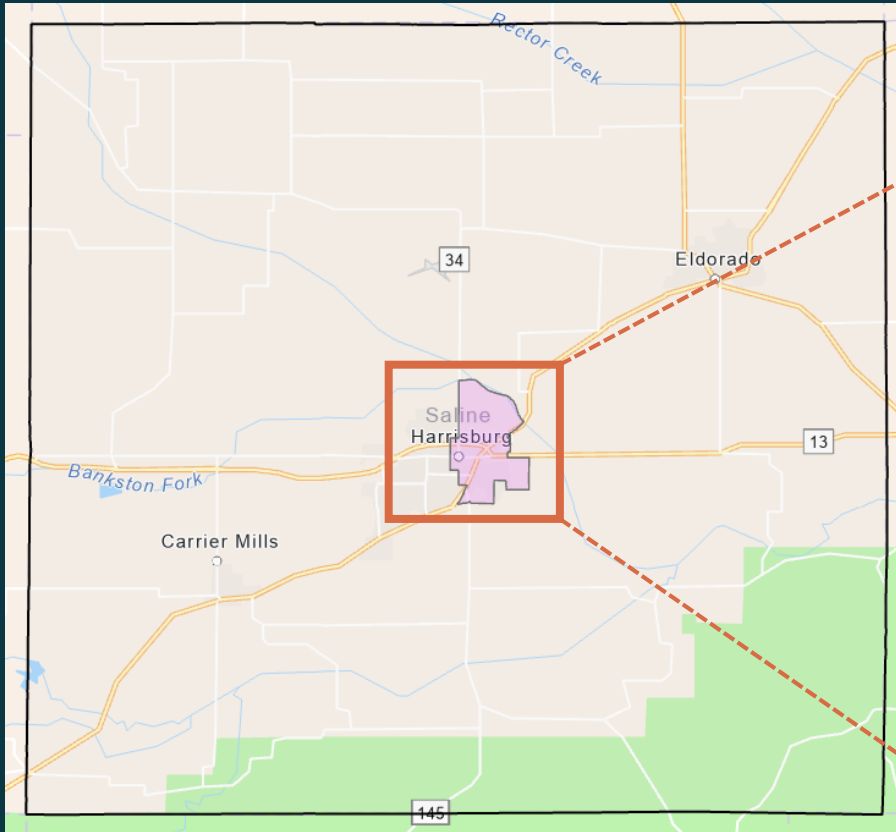
20.6%

Poverty Rate





# Harrisburg Opportunity Zone



# Saline County: Harrisburg Recreational Tourism



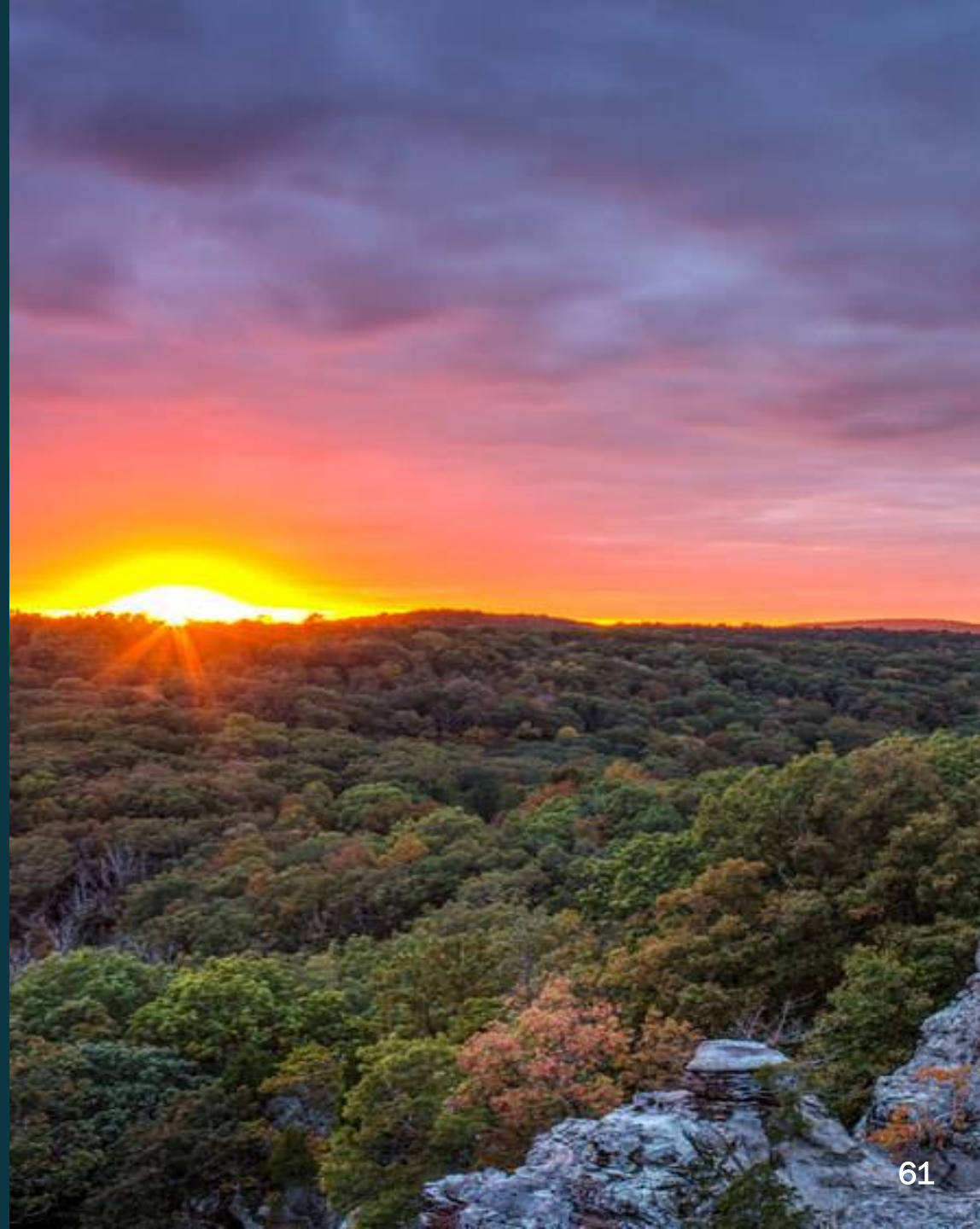
## THE ASSETS

- Downtown Harrisburg located eight miles from entrance to Shawnee National Forest.
- Easy access to hiking, camping, rock climbing, and other recreational activities.
- Nearly one million tourists visit Shawnee National Forest every year.

## THE OPPORTUNITY

- Invest in new hotels and RV park for recreational tourists.

[Link to Contact](#)





# Saline County: Harrisburg Downtown Improvements



## THE ASSETS

- Downtown located at the entrance of Shawnee National Forest. Easy access to hiking, camping, and rock climbing.
- Location to Clearwave Communications headquarters (internet and communications company).
- Dense downtown with public transportation options unique to rural setting.
- Centrally located with access to major highways. Over 19,000 vehicles drive through downtown daily.
- Outstanding high-speed fiber internet access attractive to businesses and remote workforce.

## THE OPPORTUNITY

- Invest in new coworking spaces and apartments for remote workforce.

[Link to Contact](#)



# Union County

## IMPORTANT ASSETS

- Access to interstate highway (I-57).
- Shawnee Hills Wine Trail located in the county. There are eleven wineries located along a 40-mile trail that attracts visitors from outside the region.
- Site of Lincoln-Douglas debate in Jonesboro. The Lincoln Heritage Trail, a series of highways that link communities with ties to Abraham Lincoln, passes through the county.
- Other incentives: New Markets Tax Credit (NMTC).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Health Care and Social Assistance	1,287
Retail Trade	671
Accommodation and Food Services	331
<b>Total Private Sector Employment (All Industries)</b>	<b>3,551</b>

## BY THE NUMBERS

17,267

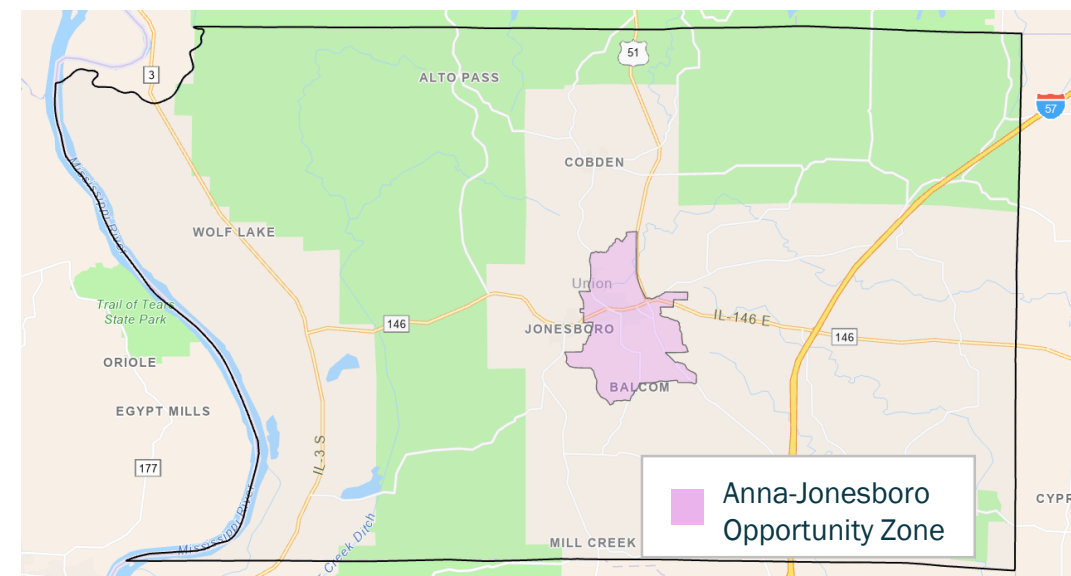
Population

\$46,716

Median Household  
Income

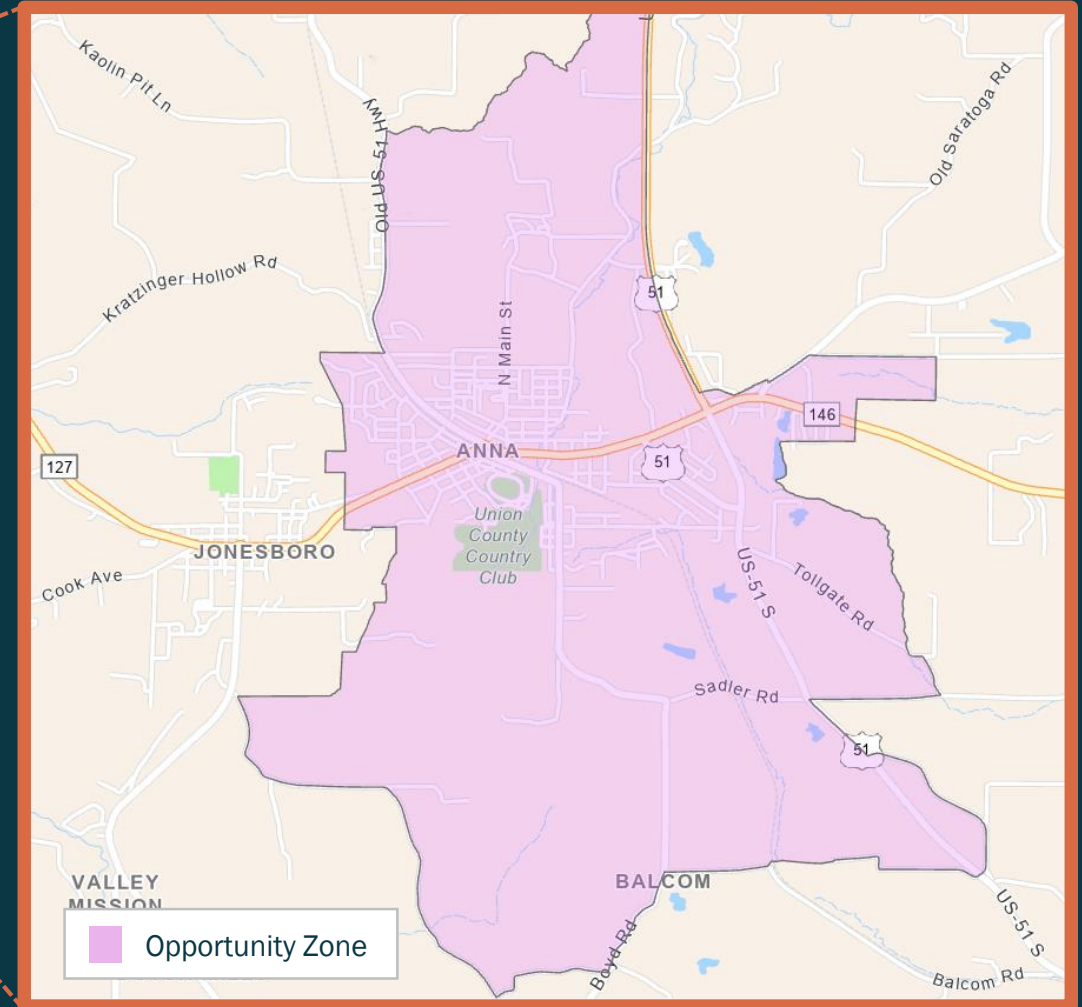
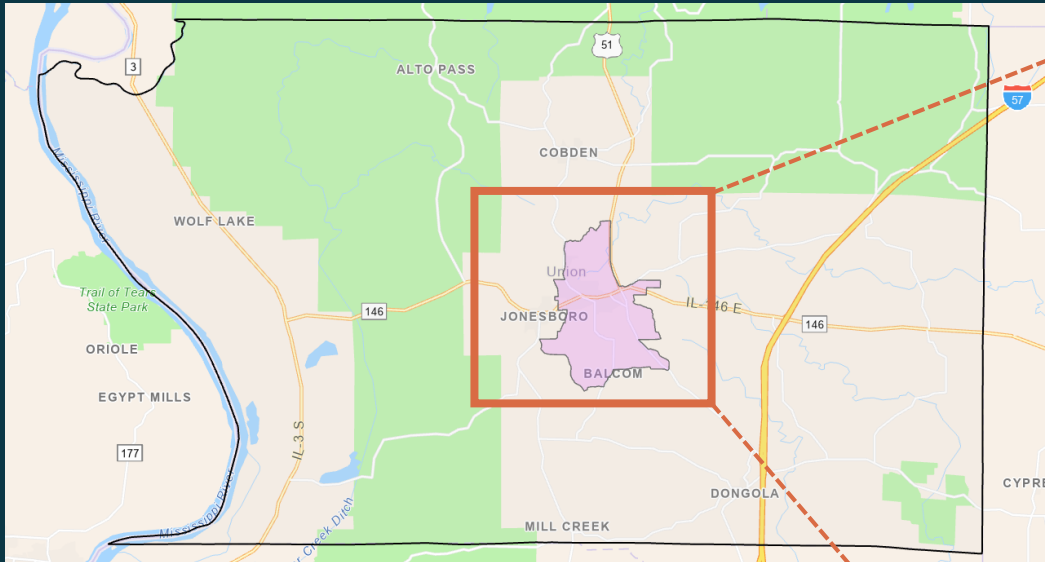
16.8%

Poverty Rate





# Anna-Jonesboro Opportunity Zone



# Union County: Anna-Jonesboro Wine Trail Tourism



## THE ASSETS

- Located along the Shawnee Hills Wine Trail.
- 12 wineries located within 20 miles of Anna-Jonesboro.
- 150,000 visitors to the Wine Trail annually.

## THE OPPORTUNITY

- Invest in a new hotel for wine trail tourists from outside the region.
- Invest in downtown businesses/restaurants that serve wine trail tourists.

[Link to Contact](#)





# Union County: Anna-Jonesboro Lincoln Heritage Museum/Historical Center



## THE ASSETS

- Located on the National Lincoln Heritage Trail.
- Site of Lincoln-Douglas debate.

## THE OPPORTUNITY

- Invest in construction of a Lincoln-Douglas debate museum/historical center.

[Link to Contact](#)



# White County

## IMPORTANT ASSETS

- Access to interstate highway (I-64) which runs through northern part of county.
- Access to recreational opportunities such as walking trails and camping at Burrell Woods Bicentennial Park in Carmi. Fishing and boating activities available along Ohio River.
- Located close to Evansville, IN – just over 242,000 people located within a 35-mile radius of Carmi.
- Other incentives: Enterprise Zone, TIF District (in Carmi).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Health Care and Social Assistance	629
Retail Trade	524
Accommodation and Food Services	311
<b>Total Private Sector Employment (All Industries)</b>	<b>3,070</b>

## BY THE NUMBERS

14,186

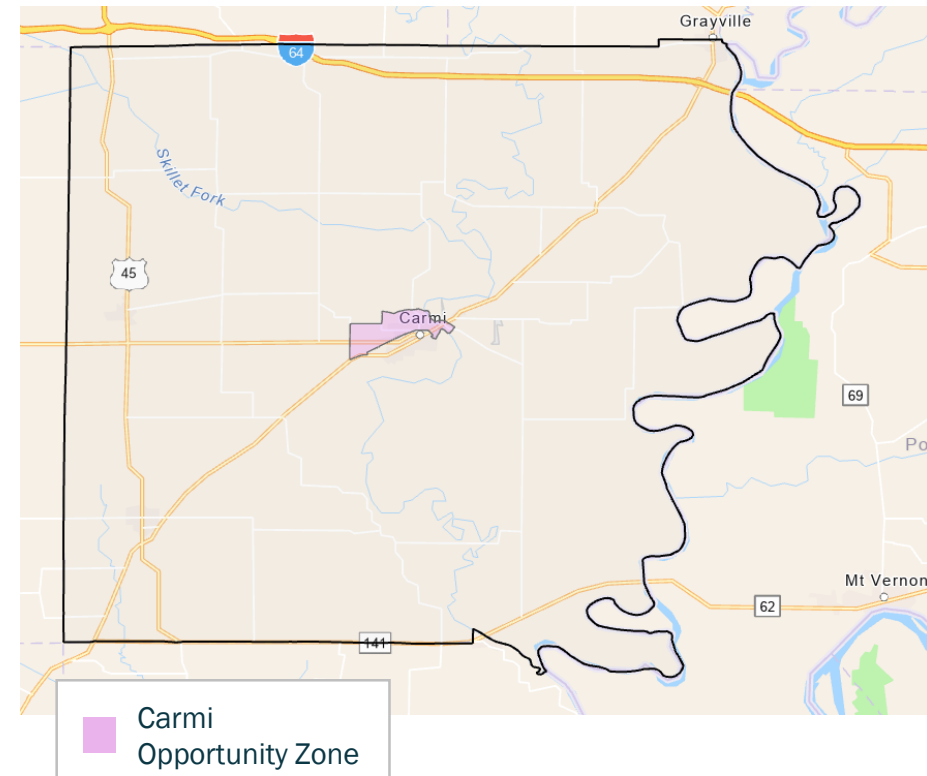
Population

\$46,279

Median Household  
Income

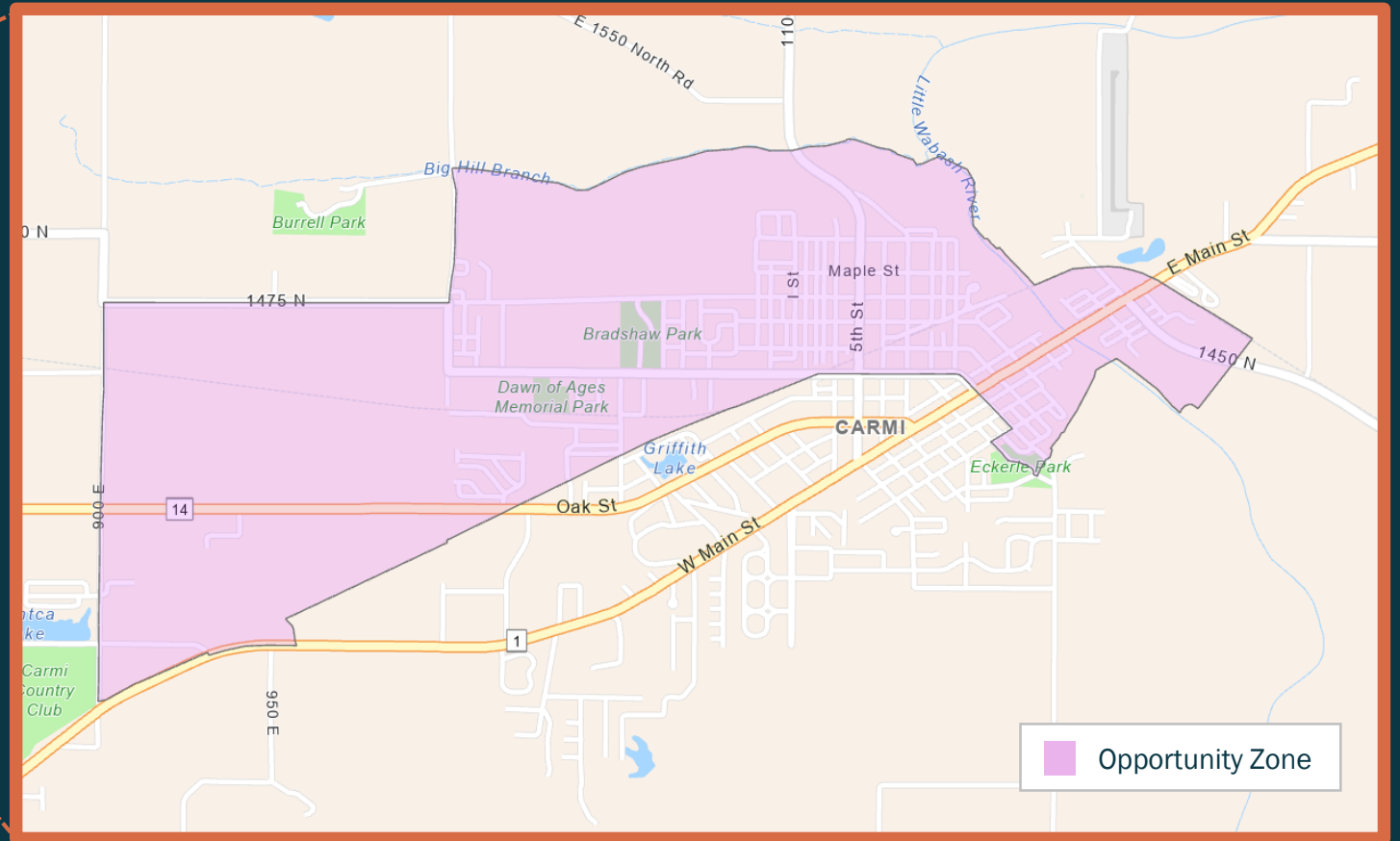
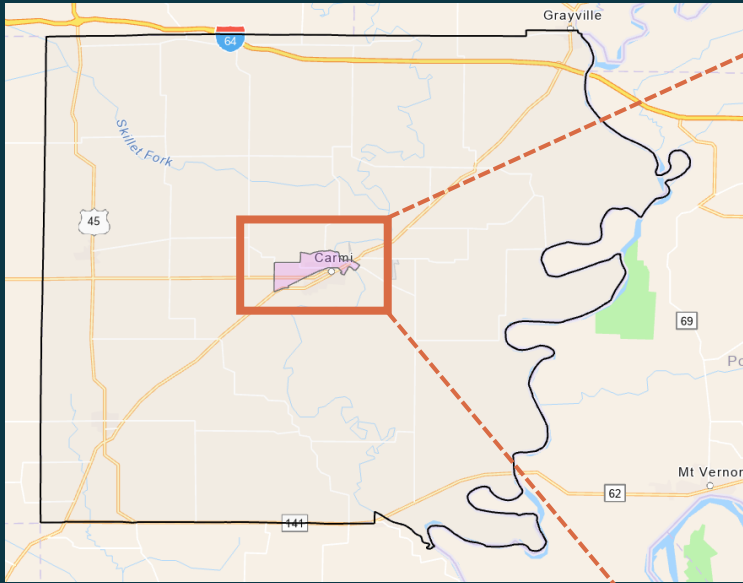
13.9%

Poverty Rate





# Carmi Opportunity Zone



# White County: Carmi Downtown Commercial Building



## THE ASSETS

- Downtown Carmi located along IL State Routes 1 and 14 and within 35 miles of Evansville, IN.
- Two-story commercial building located at 120 East Main Street available for purchase. Within Tax Increment Financing (TIF) District and Enterprise Zone.
- Access to electric, water, and gas utilities.

## THE OPPORTUNITY

- Invest in existing businesses looking to relocate to downtown building.

[Link to Contact](#)





# Williamson County

## IMPORTANT ASSETS

- Centrally located in region with easy access to highways. Interstate Highway 57 passes through center of county with access to I-24 to the south.
- Recreational activities such as fishing, hunting, boating, and camping at Crab Orchard Lake.
- Herrin hosts annual HerrinFesta Italiana, a five-day Italian heritage festival with food, music, and bocce ball tournament that draws 60,000+ visitors.
- Other incentives: Enterprise Zone, New Markets Tax Credit (NMTC).

## TOP INDUSTRIES (Private Sector)

Industry	2018 Employment
Health Care and Social Assistance	6,618
Retail Trade	3,741
Manufacturing	3,495
<b>Total Private Sector Employment (All Industries)</b>	<b>24,672</b>

## BY THE NUMBERS

67,477

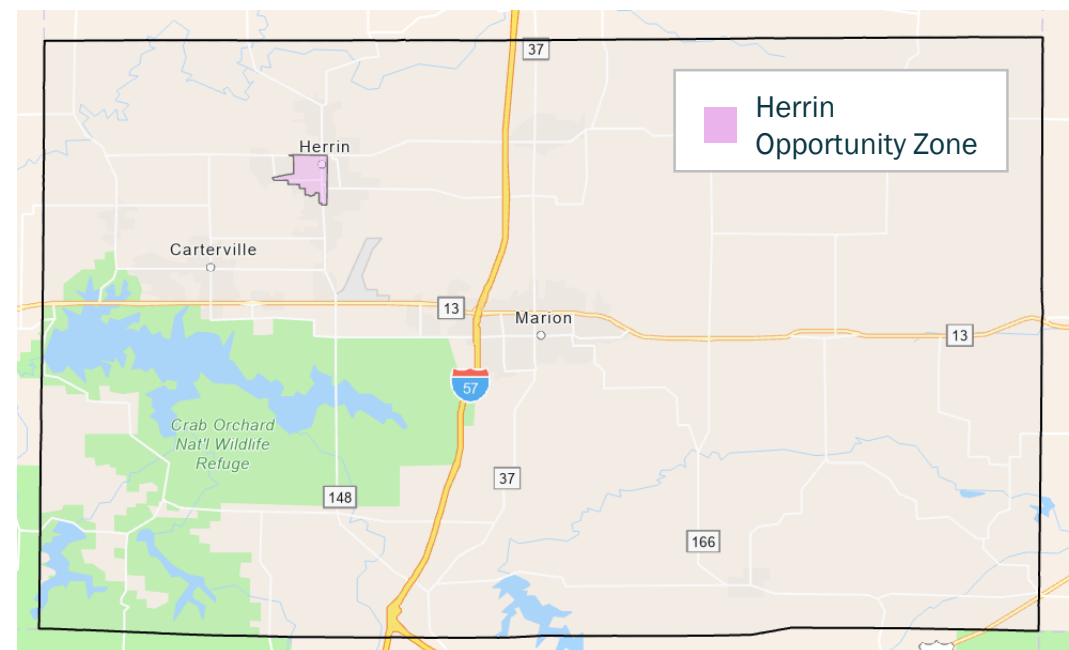
Population

\$48,600

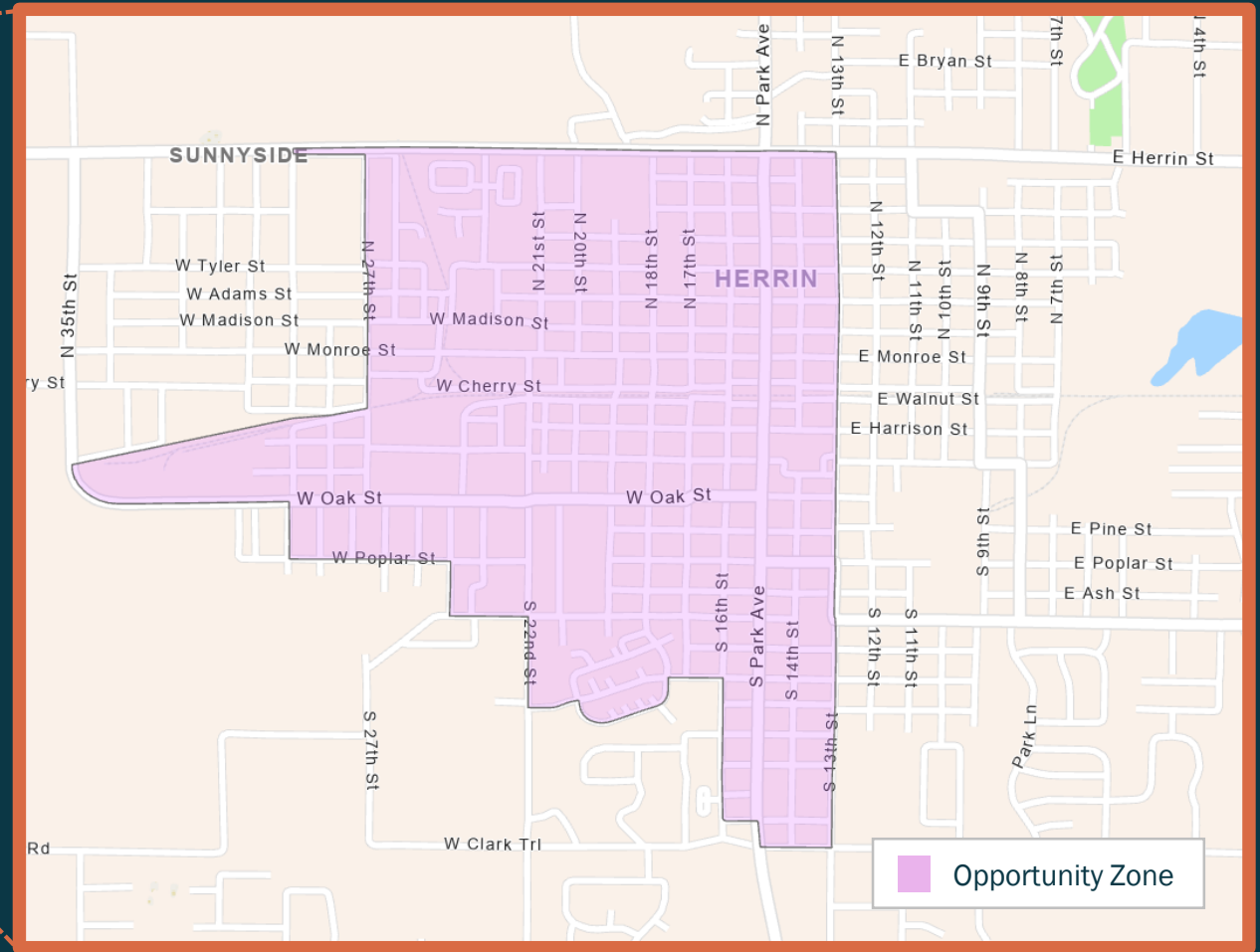
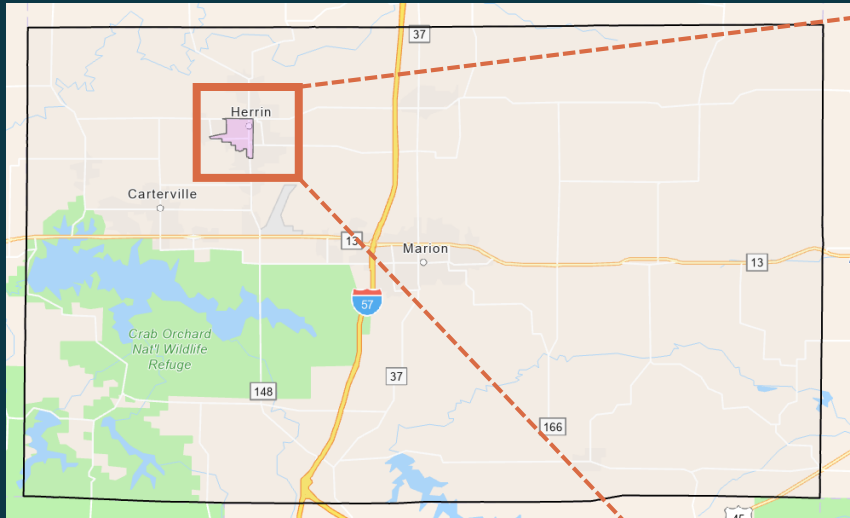
Median Household  
Income

15.2%

Poverty Rate



# Herrin Opportunity Zone





# Williamson County: Downtown Herrin Development



## THE ASSETS

- Downtown Herrin located on IL State Route 148 and within four miles of a major interstate highway (I-57). Daily traffic count of 11,000 to 14,000 vehicles through Herrin.
- Access to utilities including high-speed fiber optic internet, electric, gas, and water/waste water.
- Access to short line freight rail service to the BNSF railway.
- Scheduled passenger air service available at nearby Veterans Airport (located about five miles from downtown Herrin).
- Located in Tax Increment Financing (TIF) District and Enterprise Zone. Eligible for New Markets Tax Credit (NMTC).

## THE OPPORTUNITY

- Invest in current businesses in Herrin or in existing small to midsize businesses looking to relocate to Herrin.
- Commercial buildings available downtown for purchase/renovation. Opportunities for new commercial construction.
- Invest in downtown residential developments.

[Link to Contact](#)





# Southern Illinois

Regional Investment  
Opportunities





# Solar Energy



## THE ASSETS

- [Illinois Solar Renewable Energy Credits](#) and federal tax credits available to reduce cost of solar energy installation.
- Region is home to state's highest solar production zone.
- Large industrial power users located in Opportunity Zones.

## THE OPPORTUNITY

- Invest in region's solar energy businesses.
- Invest in expansion of solar energy infrastructure in region's business and industrial parks.



# Broadband and Fiber

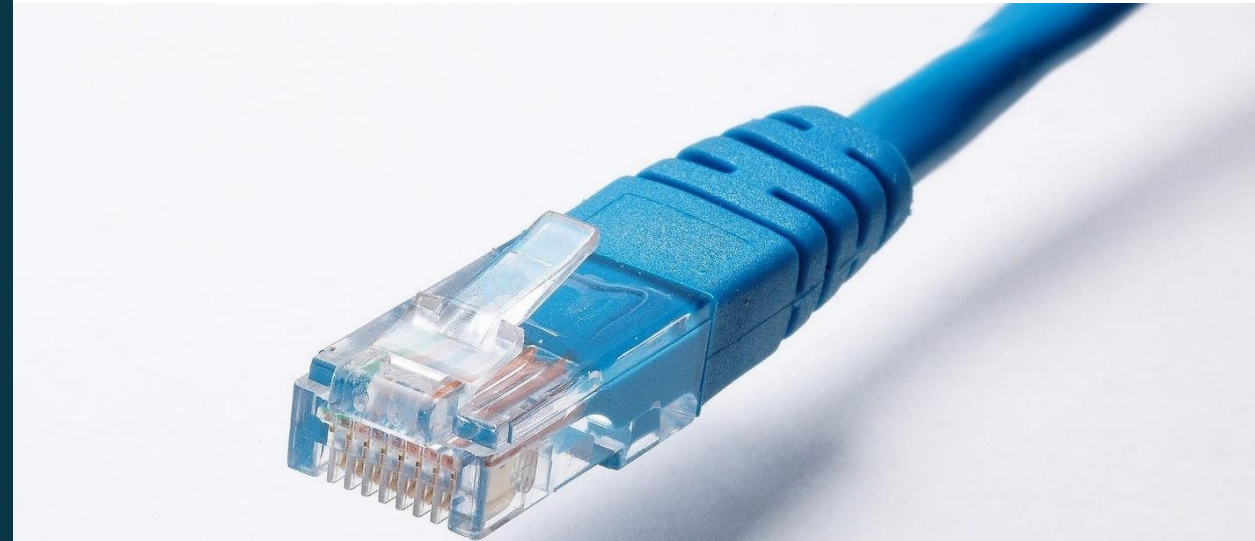


## THE ASSETS

- Federal and state incentives available to install high-speed broadband in rural areas:
  - \$400 million in grants available through [Connect Illinois](#) program for activities related to expanding broadband access.
  - [USDA ReConnect program](#) offers loans and grants to provide funds for broadband construction, improvement, and equipment.

## THE OPPORTUNITY

- Invest in expansion of region's broadband and fiber infrastructure.





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