

RED BUD BUSINESS PARK

Profile Overview

The City of Red Bud is building opportunities through infrastructure readiness in the Red Bud Business Park. Built upon strategic vision, committed partnerships and the State of Illinois DCEO funding, the Red Bud Business Park offers prime, ready-to-build lots for light industrial and commercial businesses. With multi-modal transportation, global access, and a supportive, pro-business community, Red Bud is the perfect place for companies looking to grow, thrive, and make a lasting impact in Southern Illinois.

LOCATION

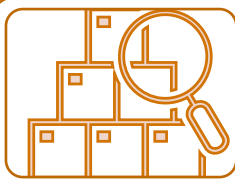


**Proximity to St. Louis allows small town benefits
without sacrificing big city access.**

INCENTIVES

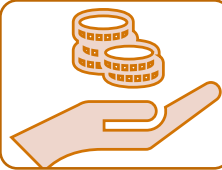
LOCAL INCENTIVES

In addition to incentives offered through the State of Illinois Department of Commerce and Economic Opportunity, the City of Red Bud offers the following economic incentives to industrial, commercial, and retail businesses. Please be advised that eligibility requirements vary for each program.



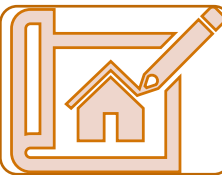
Monroe-Randolph County Enterprise Zone

- The City of Red Bud along with local governments throughout Monroe and Randolph Counties established an Enterprise Zone in 2020. Parcels of property within the established zone, including the Red Bud Business Park, can apply for a certificate to be used for purchasing building materials less sales tax.



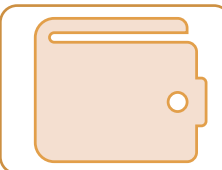
Micro-Loan Program

- This program provides loans to small businesses with no employee creation or retention requirements. The intent of these low interest loans are for small projects such as roof replacement, HVAC replacement, small expansion projects, and operating expenses.



Revolving Loan Fund

- This program is designed to provide gap funding for projects that exceed \$50,000. RLF provides low interest loan funds for each full-time equivalent job created or retained within the business.



Property Tax Abatement

- This program allows businesses who own real estate and expand their facilities to abate the city portion of the property taxes. The amount and length of the abatement are determined by the amount of dollars spent on the project and the number of jobs created and retained in relation to the project.



Sales Tax Rebate Incentive Program

- Upon completion of an expansion project, this program allows businesses to earn a rebate on new sales tax levels. Base sales tax (the amount of sales tax prior to expansion project) is used to determine what sales tax is eligible for rebate. Rebate rate is a $\frac{1}{4}$ of 1%. The length of the rebate is determined by eligible project costs.



Facade Grant Program

- This encourages property owners to improve their building's "curb appeal" as well as provide grants to beautification projects for properties within city limits.

SOUTHERN ILLINOIS: THE R4 ADVANTAGE

Red Bud's prime location offers direct access to the St. Louis metropolitan area while serving as a key crossroad for State Highways 3, 159, and 154. KRPD Dock #2 offers direct savings and global access for Red Bud businesses via barge shipment through the Kaskaskia and Mississippi Rivers. Positioned between Southern Illinois University Edwardsville and Southern Illinois University Carbondale, Red Bud gives employers direct access to a steady pipeline of educated, highly skilled talent. Continued investment in manufacturing and healthcare programs at Southwestern Illinois College's Red Bud campus further reinforces this workforce strength. With its unmatched connectivity, workforce strength, and logistical advantages, Red Bud offers businesses a competitive edge rarely found outside major metropolitan areas.



- / 1 hour drive radius
- / Major Highways, Interstates
- / River Access
- ✈ Airports

ROAD ACCESS

Crossroad location for State Highways 3, 159, 154 includes two-day trucking distance to 80% of the U.S population

RUNWAY ACCESS

St. Louis Lambert International Airport – St. Louis, MO (60 min)
MidAmerica St. Louis Airport – Mascoutah, IL (45 min)
St. Louis Downtown Airport – Cahokia Heights, IL (38 min)
Southern Illinois Airport, Murphysboro IL (70 min)

R4

Advantage

RIVER BARGE ACCESS

Kaskaskia River

*50-Ton overhead electric crane access (5 min)

Mississippi River

(50 min)

RAIL ACCESS

Access to 6 Class I Railroads (45 min)

Canadian National, Union Pacific, CPKC, CSX Transportation, Norfolk Southern, Burlington Northern Santa Fe

LOT INFORMATION

The Red Bud Business Park offers 50.58 total acres with 26 lots available for development. Lot sizes range between 1-4 acres and zoned for light industrial/commercial use. Lots may be combined to accommodate business needs.



Total Area: 50.58 Acres

Fall 2025: 15.55 acres, 11 lots

Spring 26: 11.19 acres, 6 lots

Remaining: 13.92 acres, 9 lots

Roads: 44' wide as measured from back of curb to back of curb

Utilities: All supplied by City of Red Bud

The City of Red Bud provides its own generating capability

Electric:

- 3 Phase 12,470 V Circuit on west edge of property
- Individual lot needs determined by potential businesses

Gas: 4" PE at 15 psi

Water: 10" PVC water main

1" services to each lot

Sewer: 8" PVC Sanitary Main

Laterals stubbed out to each lot

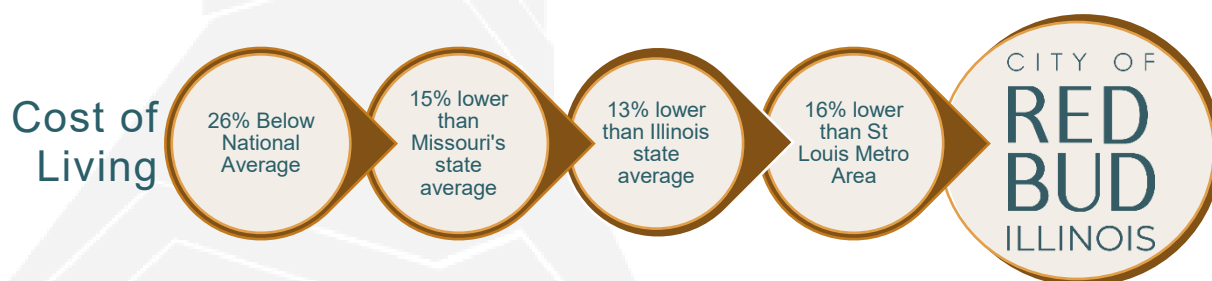
Internet: Fiber

* Additional service may be considered based on business needs

CITY AMENITIES

Red Bud combines the strength of a growing industrial base with the appeal of a well-connected, business-friendly community. Supported by a tradition of Midwestern work ethic and collaborative local leadership, Red Bud offers the infrastructure and stability businesses need to succeed, alongside the quality of life that attracts and retains top talent.

- **Hospital:** Red Bud Regional Hospital/Deaconess Illinois provides the following services: ER, urgent care, respiratory & specialty clinics
- **Education:** Southwestern Illinois College Red Bud Campus, Public High School, 3 Elementary Schools (1 public, 2 Private); Southern Illinois University Edwardsville and Carbondale campuses are within a 1-hour drive.
- **Community Spaces:** Red Bud Public Library, Randolph County YMCA, Public Parks, Pool, Splash Pad, Golf Course, and more!



WORK FORCE

- **Who We Are & What We Offer:** Skilled and loyal labor force, unmatched mid-western work ethic, derived from generations of proud working class.

Top 20 occupations in Randolph + adjacent counties

○ Production Occupations	○ Mechanical Engineers
○ Office and Administrative Support	○ Maintenance Workers, Machinery
○ Sales and Related	○ Team Assemblers
○ Registered Nurses	○ Welders, Cutters, Solderers, and Brazers
○ Heavy and Tractor-Trailer Truck Drivers	○ Secretaries and Administrative Assistants
○ Maintenance and Repair Workers	○ Combined Food Preparation and Serving Workers
○ Helpers—Production Workers	○ Nursing Assistants
○ Packaging and Filling Machine Operators and Tenders	○ First-Line Supervisors of Mechanics, Installers, and Repairers
○ Laborers and Freight, Stock, and Material Movers	○ Driver/Sales Workers
○ General and Operations Managers	○ Software Developers, Applications

ECONOMIC DEVELOPMENT PARTNERSHIPS

Red Bud is proud to work with the following Economic Development partners:



CONTACT US

City of Red Bud, IL

Attn: Jill Landgraf

Administrative Officer



200 E Market St Red Bud, IL 62278



618.282.2321



www.cityofredbud.org