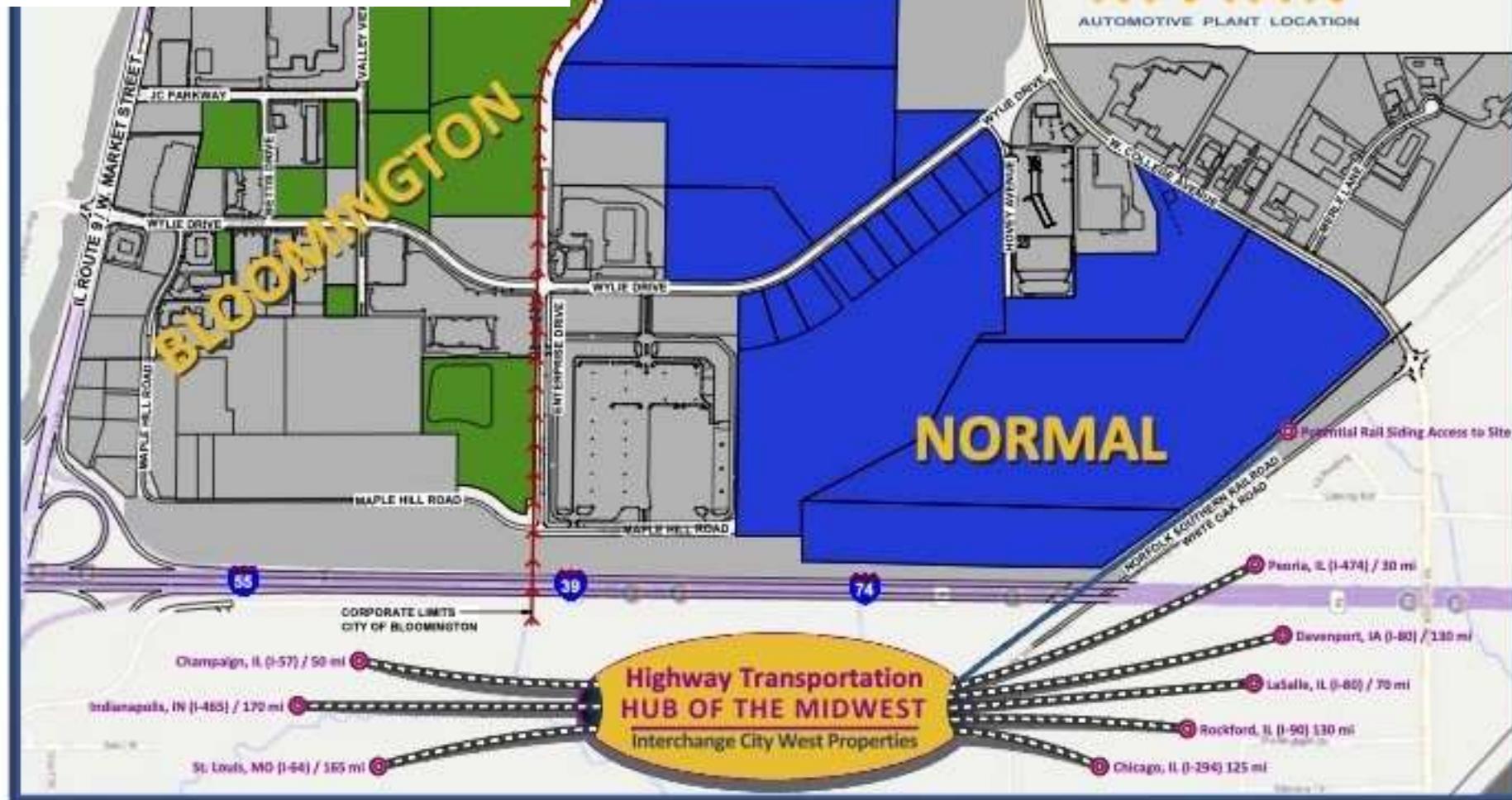


**SALE**

# Interchange City West Lots

## INTERCHANGE CITY WEST LOTS

Bloomington, IL 61701



LYB

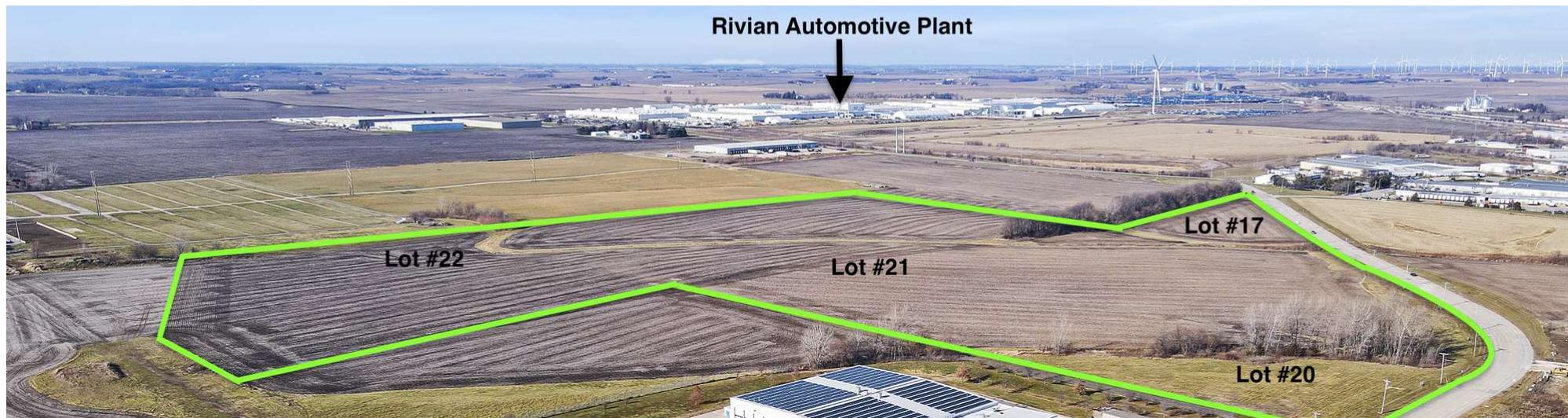
Lewis, Yockey & Brown, Inc.  
Consumer Financial & Land Settlement  
Professional Corporation, 1911 Avenue  
of the Americas, New York, New York 10020

COMMITTEE—HARVEY PLAN  
LAND DEVELOPMENT WITH  
THE CITY WEST PROPERTY  
MANAGEMENT COMPANY, INC.

INTERCHANGE CITY WEST, LLC  
1000 W. Washington Street, Indianapolis, Indiana 46290

2

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2.50 per sq ft up to \$6.50 per sq ft
<b>ACRES AVAILABLE:</b>	278.8 Acres
<b>PRICE / ACRE:</b>	Varies
<b>ZONING:</b>	B-1, M-1, M-2 or R-3A
<b>APN:</b>	Multiple

### PROPERTY OVERVIEW

Introducing a prime investment opportunity in Bloomington, IL. This versatile property is zoned B-1, M-1, M-2, or R-3A, offering endless possibilities for development. Conveniently located within the thriving Bloomington area, this property is ideal for savvy land and other investors seeking maximum flexibility. With its strategic zoning and sought-after location, this property presents a rare chance to capitalize on the potential of this dynamic market. Variety of lot locations and lot sizes from .7 acres up to 69.9 acres. Flexibility to combine parcels or divide in most cases. Close to Interstate 74/55/39 and IL Route 9. Don't miss out on this exceptional opportunity to shape the future of Interchange City West Lots.

### PROPERTY HIGHLIGHTS

- CLOSE PROXIMITY TO INTERSTATE 74/55/39
- MINUTES FROM RIVIAN AUTOMOTIVE PLANT
- VARIOUS ZONING AVAILABLE - B1, M1, M2 AND R3A

JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com

MARK FETZER, CPM

O: 309.590.7900

mark.fetzer@svn.com

## LOTS 18A-18J, 18, 15, 16 AND 17



**JILL SPRATT**  
O: 309.590.7900 x302  
jill.spratt@svn.com

**MARK FETZER, CPM**  
O: 309.590.7900  
mark.fetzer@svn.com

## LOTS 2, 5, 23, 24, 25 AND 26



**JILL SPRATT**

O: 309.590.7900 x302

jill.spratt@svn.com

**MARK FETZER, CPM**

O: 309.590.7900

mark.fetzer@svn.com

## LOTS 17, 20, 21 AND 22



**JILL SPRATT**  
O: 309.590.7900 x302  
[jill.spratt@svn.com](mailto:jill.spratt@svn.com)

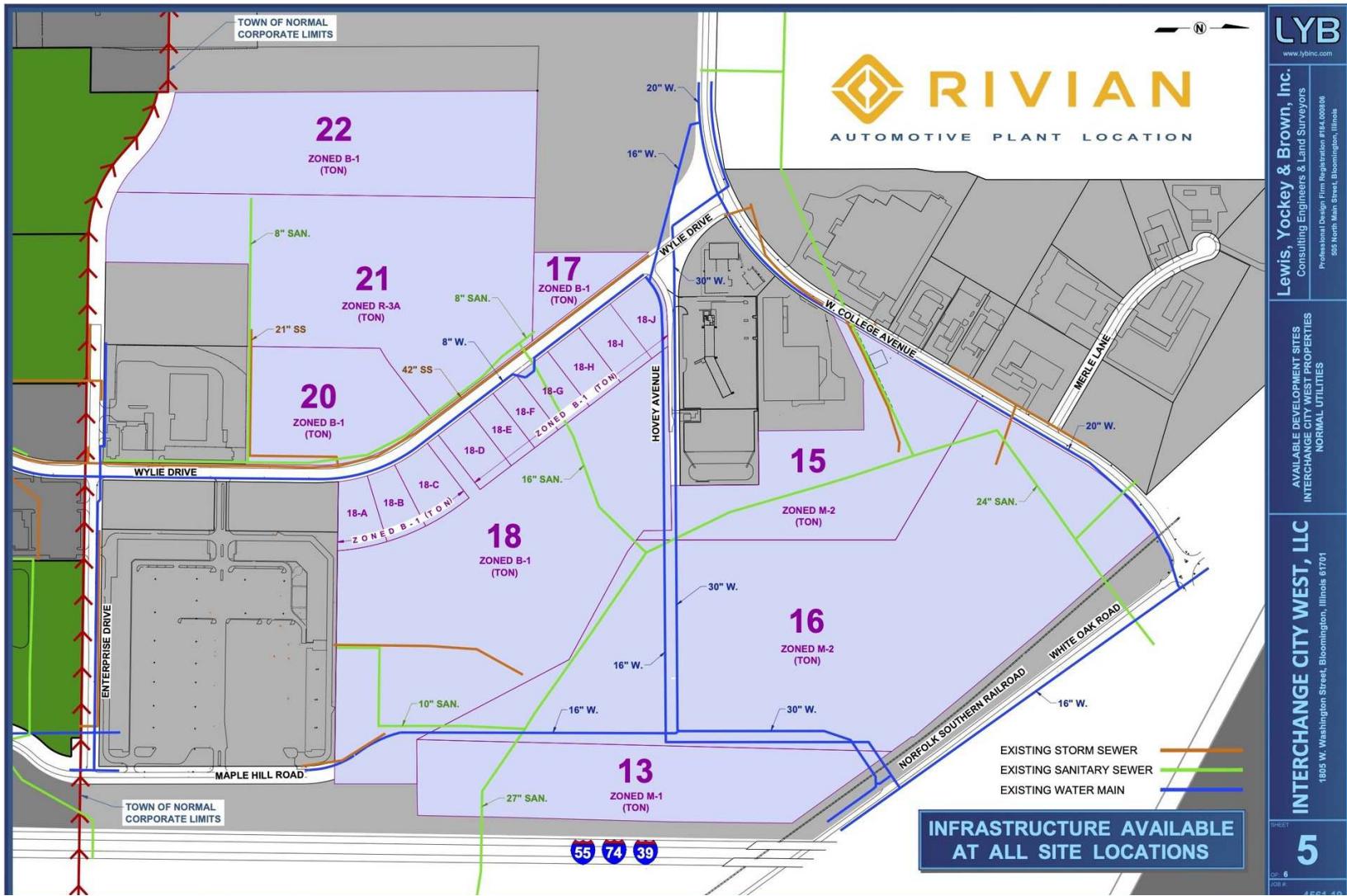
**MARK FETZER, CPM**  
O: 309.590.7900  
[mark.fetzer@svn.com](mailto:mark.fetzer@svn.com)



**JILL SPRATT**  
O: 309.590.7900 x302  
jill.spratt@svn.com

**MARK FETZER, CPM**  
O: 309.590.7900  
mark.fetzer@svn.com

## PLAT



**JILL SPRATT**  
O: 309.590.7900 x302  
jill.spratt@svn.com

**MARK FETZER, CPM**  
O: 309.590.7900  
mark.fetzer@svn.com

**INTERCHANGE CITY WEST LOTS** | Interchange City West Lots Bloomington, IL 61701

SVN | CORE 3

## PLAT



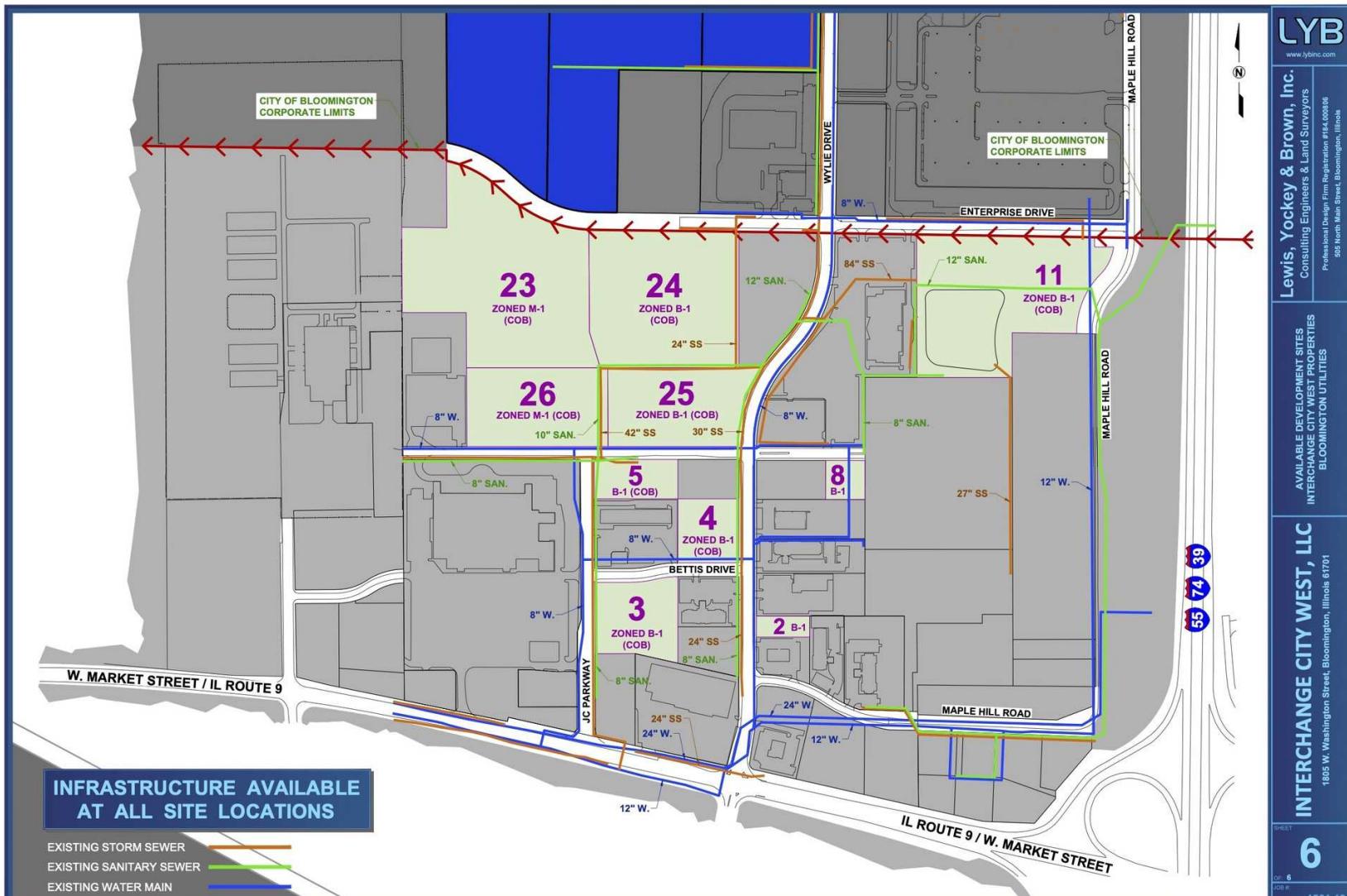
**JILL SPRATT**  
O: 309.590.7900 x302  
[jill.spratt@svn.com](mailto:jill.spratt@svn.com)

**MARK FETZER, CPM**  
O: 309.590.7900  
mark.fetzer@syn.com

**INTERCHANGE CITY WEST LOTS** | Interchange City West Lots Bloomington, IL 61701

SVN | CORE 3

# PLAT



**JILL SPRATT**  
O: 309.590.7900 x302  
jill.spratt@svn.com

**MARK FETZER, CPM**  
O: 309.590.7900  
mark.fetzer@svn.com

## ADDITIONAL PHOTOS



**JILL SPRATT**

O: 309.590.7900 x302

jill.spratt@svn.com

**MARK FETZER, CPM**

O: 309.590.7900

mark.fetzer@svn.com

## LAND LOTS

# OF LOTS 24 | TOTAL LOT SIZE 0.7 - 69.9 ACRES | TOTAL LOT PRICE \$198,198 - \$9,134,532 | BEST USE -

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING	DESCRIPTION
Available	2	Other	0.7 Acres	\$198,198	B-1	Lot located between Steak n Shake and Caliber Collision
Available	5	Industrial	1.9 Acres	\$364,161	B-1	Located East of Walmart on Route 9 and the corner of JC Parkway and Valley View Drive
Available	13	Industrial	19 Acres	\$2,482,920	M-1	This 19 acre stretch runs along side interstate 74 and the Norfolk Southern Railroad
Available	15	Industrial	18.6 Acres	\$2,430,648	M-2	Centrally located between Hovey Avenue and W. College Ave.
Available	16	Industrial	69.9 Acres	\$9,134,532	M-2	Centrally located between Hovey Avenue and W. College Ave. along side the Norfolk Souther Railroad.
Available	17	Retail-Pad	3 Acres	\$457,380	B-1	Close to the corner of Wylie Drive and W. College Ave.
Available	18	Retail-Pad	43.7 Acres	\$5,710,716	B-1	Located between Wiley Drive and Hovey Ave.
Available	20	Retail-Pad	10.8 Acres	\$1,646,568	B-1	Located on Wylie Drive to the north of Connect Transit
Available	21	Other	34.7 Acres	\$4,156,713	R-3A	Located on Wylie Drive to the north west of Connect Transit
Available	22	Retail-Pad	23.8 Acres	\$2,851,002	B-1	Located between Enterprise Drive and W. College Ave.
Available	23	Industrial	15.9 Acres	\$1,904,661	M-1	This 15.9 acres is located between Valley View Drive and Enterprise Drive. The extension of Enterprise drive is in the works. Lot located to the east of the Interstate Center.
Available	24	Industrial	12 Acres	\$1,437,480	B-1	This 12 acres is located between Valley View Drive and Enterprise Drive. The extension of Enterprise drive is in the works. Lot located to the east of the Interstate Center.
Available	25	Retail-Pad	6.4 Acres	\$1,045,440	B-1	Lot located on the corner of Wylie Drive and Valley View Drive.
Sold	26B	Industrial	4.4 Acres	\$527,076	M-1	Lot located directly east of Birkey's on Valley View Drive.

JILL SPRATT  
O: 309.590.7900 x302  
jill.spratt@svn.com

MARK FETZER, CPM  
O: 309.590.7900  
mark.fetzer@svn.com

## LAND LOTS

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING	DESCRIPTION
Unavailable	3	Retail-Pad	3.7 Acres	N/A	B-1	SOLD
Unavailable	4	Retail-Pad	2.3 Acres	N/A	B-1	SOLD
Unavailable	8	Retail-Pad	1.29 Acres	N/A	B-1	SOLD
Available	11	Retail-Pad	12.6 Acres	\$1,509,354	R-3A	
Unavailable	26A	Industrial	2.18 Acres	N/A	M-1	SOLD
Available	18A	Retail-Pad	1.2 Acres	\$248,292	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18B	Retail-Pad	1.4 Acres	\$289,674	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18C	Retail-Pad	1.6 Acres	\$348,480	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18D	Retail-Pad	1.6 Acres	\$348,480	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18E	Retail-Pad	1.2 Acres	\$248,292	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18F	Retail-Pad	1.2 Acres	\$248,292	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18G	Retail-Pad	1.6 Acres	\$331,056	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18H	Retail-Pad	1.6 Acres	\$331,056	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18I	Retail-Pad	1.6 Acres	\$331,056	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.

JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com

MARK FETZER, CPM

O: 309.590.7900

mark.fetzer@svn.com

## LAND LOTS

### STATUS LOT # SUB-TYPE SIZE PRICE ZONING DESCRIPTION

---

<b>Available</b>	18J	Retail-Pad	1.1 Acres	\$251,559	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
------------------	-----	------------	-----------	-----------	-----	--

---

**JILL SPRATT**

O: 309.590.7900 x302  
jill.spratt@svn.com

**MARK FETZER, CPM**

O: 309.590.7900  
mark.fetzer@svn.com

## LOCATION MAP



**JILL SPRATT**  
O: 309.590.7900 x302  
jill.spratt@svn.com

**MARK FETZER, CPM**  
O: 309.590.7900  
mark.fetzer@svn.com

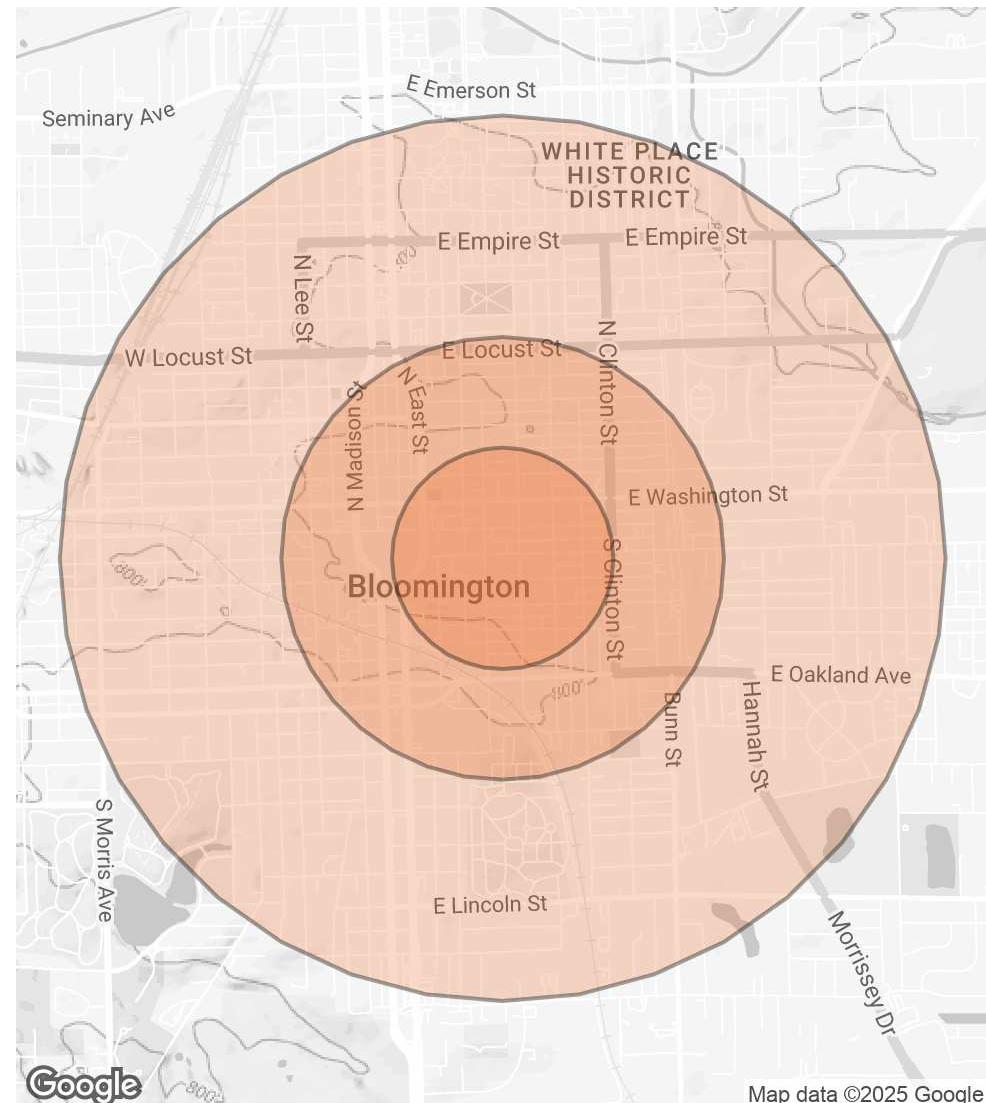
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	405	1,387	5,034
<b>AVERAGE AGE</b>	34.4	39.2	42.6
<b>AVERAGE AGE (MALE)</b>	34.9	38.4	40.6
<b>AVERAGE AGE (FEMALE)</b>	33.5	39.4	43.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	272	932	3,051
<b># OF PERSONS PER HH</b>	1.5	1.5	1.6
<b>AVERAGE HH INCOME</b>	\$49,748	\$51,196	\$59,084
<b>AVERAGE HOUSE VALUE</b>	\$132,627	\$135,627	\$143,331

2020 American Community Survey (ACS)



**JILL SPRATT**

O: 309.590.7900 x302

jill.spratt@svn.com

**MARK FETZER, CPM**

O: 309.590.7900

mark.fetzer@svn.com

## CITY INFORMATION - BLOOMINGTON-NORMAL

### BLOOMINGTON-NORMAL, IL

- Prime Location: Situated in the heart of Central Illinois, Bloomington-Normal is ideally located within a few hours' drive of major cities including Chicago, St. Louis, Indianapolis, and the state capital, Springfield.
- Innovative Manufacturing: Rivian's 3.3 million square foot manufacturing campus is located in Normal, IL. This cutting-edge facility is a key player in the production of electric vehicles, positioning the area as a leader in the green economy.
- Population: The combined population of the "Twin Cities" stands at around 130,000, offering a vibrant community with a small-town feel and big-city amenities.
- Insurance Industry Leaders: Bloomington is proud to host two national insurance hubs—State Farm, one of the largest insurance companies in the U.S., and Country Financial, both of which have their headquarters here.
- Educational Institutions: The area is home to three renowned educational institutions—Illinois State University, Illinois Wesleyan University, and Heartland Community College—providing a highly educated workforce and contributing to the region's vibrant cultural scene.



JILL SPRATT

O: 309.590.7900 x302

jill.spratt@svn.com

MARK FETZER, CPM

O: 309.590.7900

mark.fetzer@svn.com

## MEET THE TEAM



**JILL SPRATT**

Advisor

**Direct:** 309.590.7900 x302 **Cell:** 217.722.3584  
[jill.spratt@svn.com](mailto:jill.spratt@svn.com)



**MARK FETZER, CPM**

Managing Director

**Direct:** 309.590.7900 **Cell:** 309.825.5710  
[mark.fetzer@svn.com](mailto:mark.fetzer@svn.com)

**JILL SPRATT**  
O: 309.590.7900 x302  
[jill.spratt@svn.com](mailto:jill.spratt@svn.com)

**MARK FETZER, CPM**  
O: 309.590.7900  
[mark.fetzer@svn.com](mailto:mark.fetzer@svn.com)