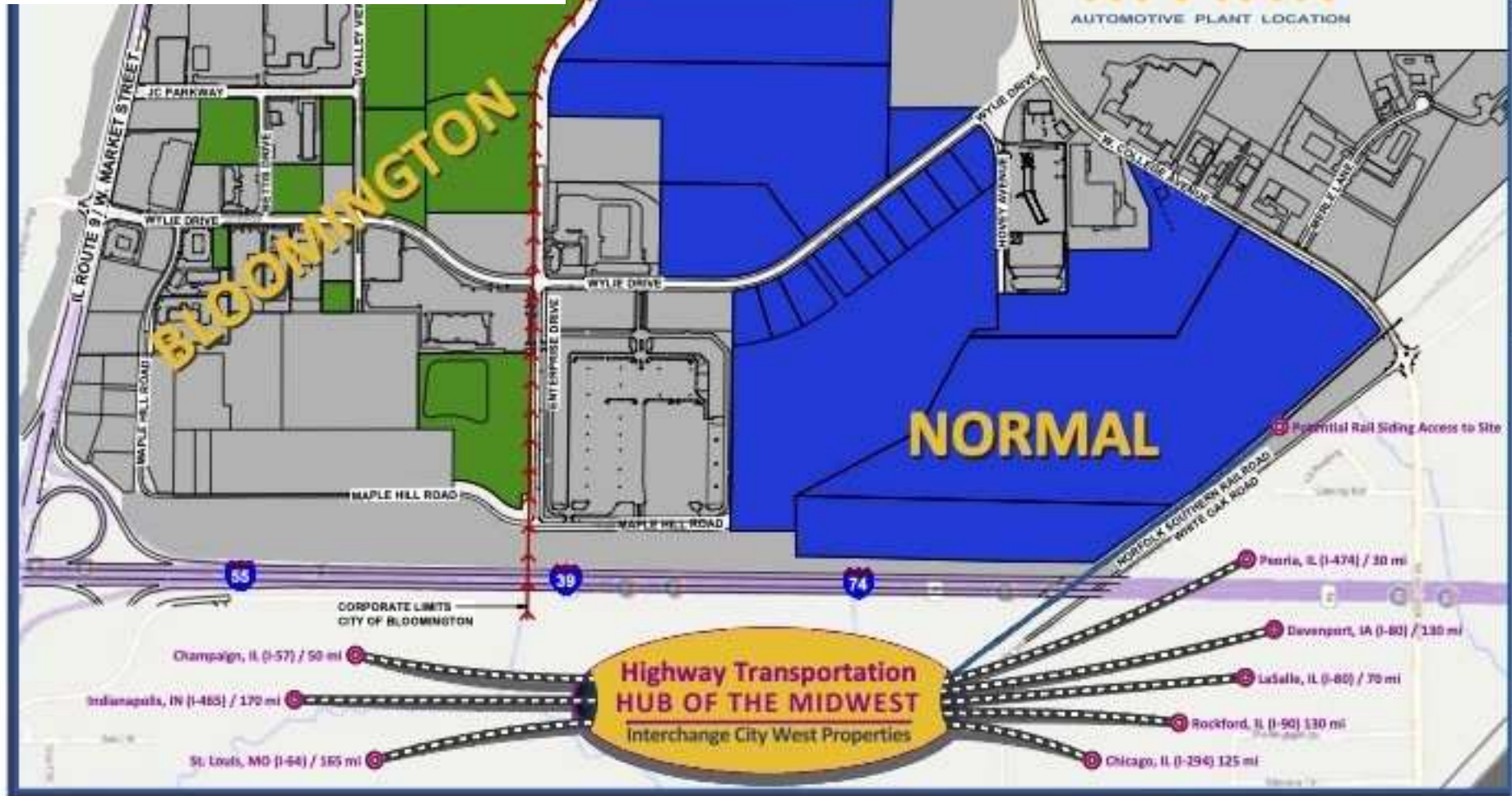


SALE
**Interchange City West
Lots**

INTERCHANGE CITY WEST LOTS

Bloomington, IL 61701



LYB

Lewis, Yockey & Brown, Inc.
Consulting Engineers & Land Surveyors
Professional Seals For Registration: 618/496-1111
101 North Main Street, Bloomington, Illinois

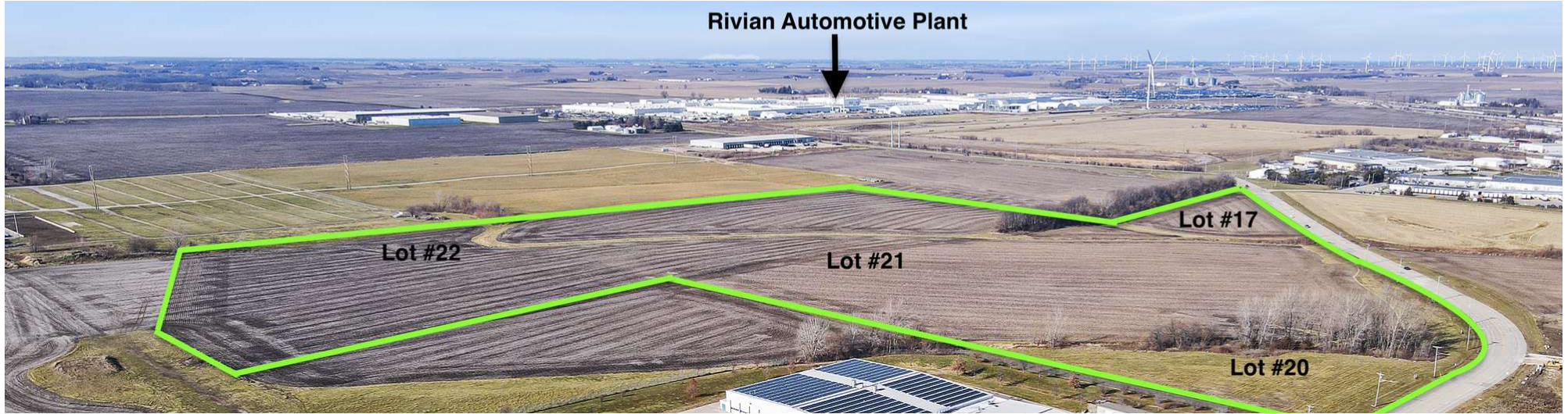
COMPREHENSIVE PLAN
AVAILABLE DEVELOPMENT SITES
INTERCHANGE CITY WEST PROPERTIES
BLOOMINGTON / NORMAL, ILLINOIS

INTERCHANGE CITY WEST, LLC
185 W. Washington Street, Bloomington, Illinois 61701

2

4581 19

PROPERTY SUMMARY



OFFERING SUMMARY

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

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



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



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LOTS 17, 20, 21 AND 22



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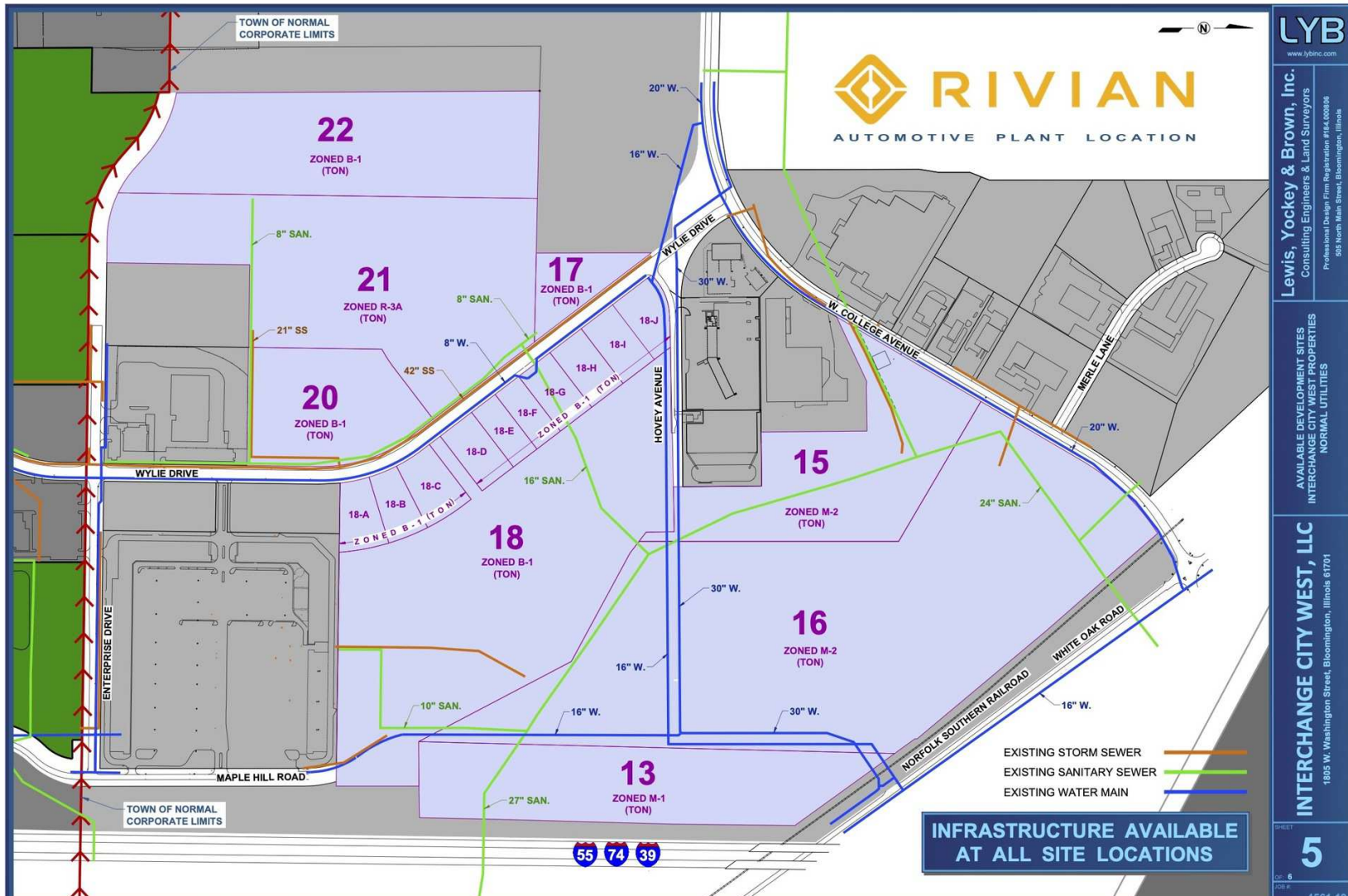
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 Professional Design Firm Registration #14-000048
 505 North Main Street, Bloomington, Illinois

AVAILABLE DEVELOPMENT SITES
 INTERCHANGE CITY WEST PROPERTIES
 BLOOMINGTON, ILLINOIS

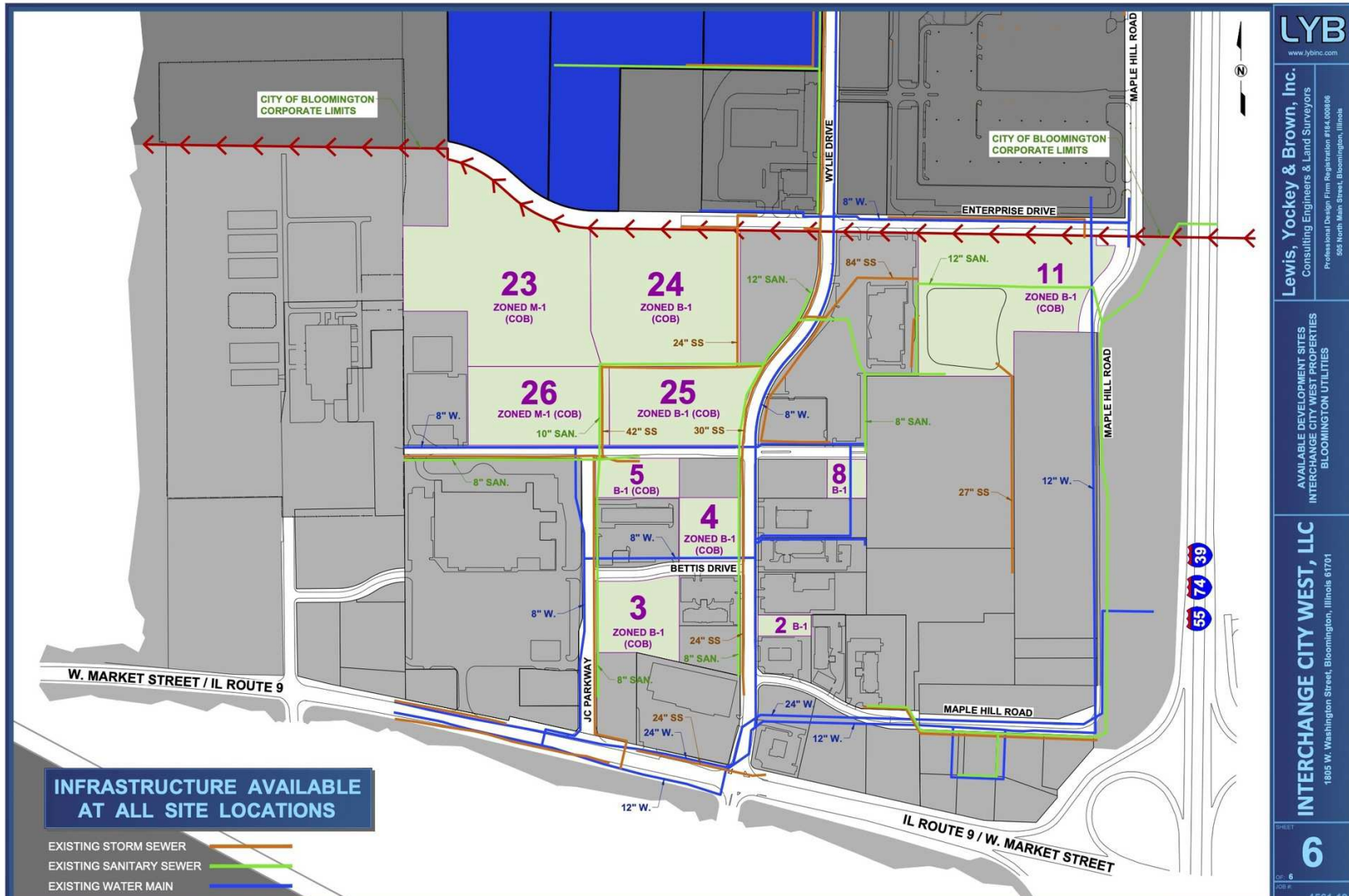
INTERCHANGE CITY WEST, LLC
 1803 W. Washington Street, Bloomington, Illinois 61701

SHEET
4
 OF 8
 DATE: 1/26/24

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 Consulting Engineers & Land Surveyors
 Professional Design Firm Registration #14.00034
 505 North Main Street, Bloomington, Illinois

AVAILABLE DEVELOPMENT SITES
 INTERCHANGE CITY WEST PROPERTIES
 BLOOMINGTON UTILITIES

INTERCHANGE CITY WEST, LLC
 1803 W. Washington Street, Bloomington, Illinois 61701

SHEET
6
 OF 8
 DATE: 1/26/24

ADDITIONAL PHOTOS



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LAND LOTS

OF LOTS 24 | TOTAL LOT SIZE 0.7 - 69.9 ACRES | TOTAL LOT PRICE \$198,198 - \$7,612,110 | 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	\$2,069,100	M-1	This 19 acre stretch runs along side interstate 74 and the Norfolk Southern Railroad
Available	15	Industrial	18.6 Acres	\$2,025,540	M-2	Centrally located between Hovey Avenue and W. College Ave.
Available	16	Industrial	69.9 Acres	\$7,612,110	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	\$4,758,930	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.
Pending	26B	Industrial	4.4 Acres	\$527,076	M-1	Lot located directly east of Birkey's on Valley View Drive.
Unavailable	3	Retail-Pad	3.7 Acres	N/A	B-1	SOLD
Unavailable	4	Retail-Pad	2.3 Acres	N/A	B-1	SOLD

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LAND LOTS

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING	DESCRIPTION
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	\$222,156	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18B	Retail-Pad	1.4 Acres	\$259,182	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18C	Retail-Pad	1.6 Acres	\$313,632	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18D	Retail-Pad	1.6 Acres	\$313,632	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18E	Retail-Pad	1.2 Acres	\$222,156	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18F	Retail-Pad	1.2 Acres	\$222,156	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18G	Retail-Pad	1.6 Acres	\$296,208	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18H	Retail-Pad	1.6 Acres	\$296,208	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18I	Retail-Pad	1.6 Acres	\$296,208	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.
Available	18J	Retail-Pad	1.1 Acres	\$227,601	B-1	Lot running along the east side of Wylie Drive, between College Ave and Enterprise Dr.

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

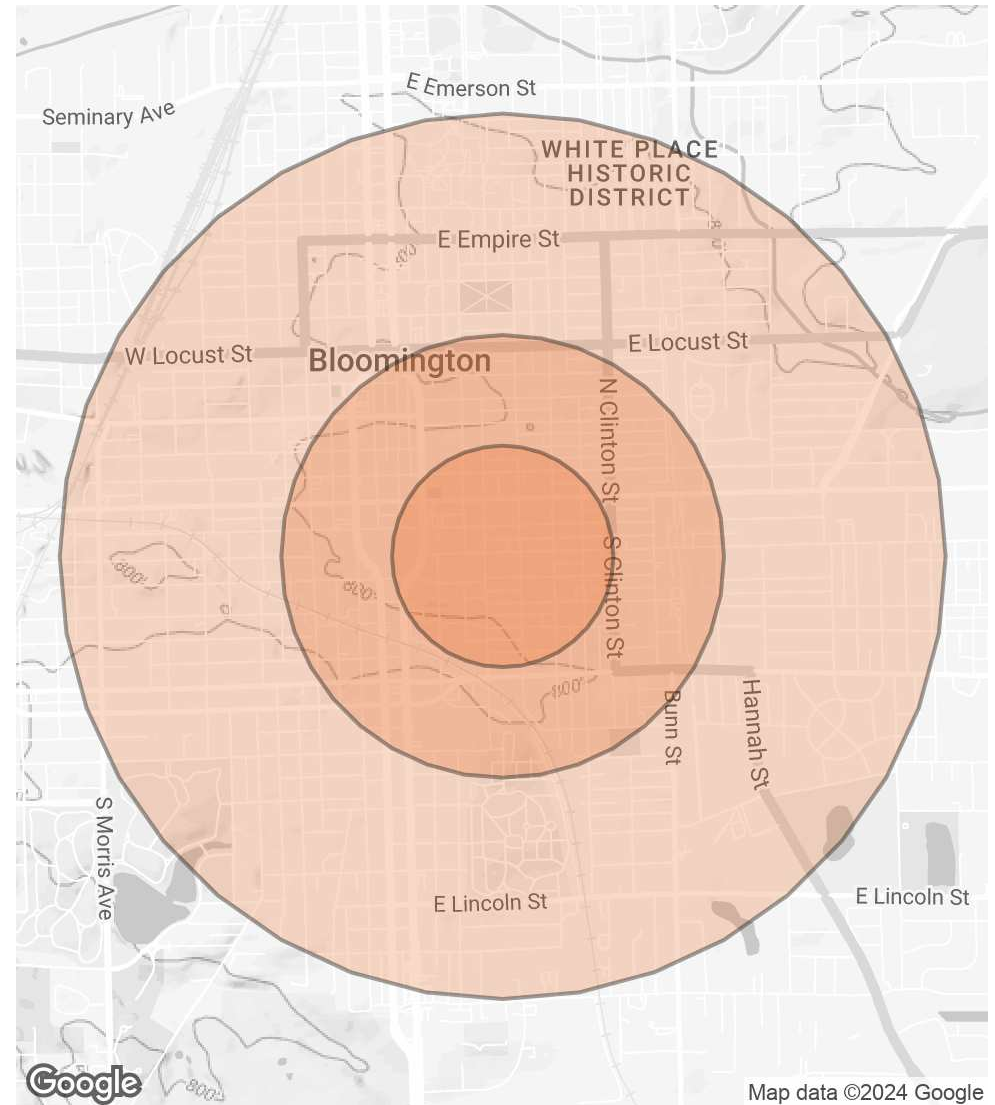
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	405	1,387	5,034
AVERAGE AGE	34.4	39.2	42.6
AVERAGE AGE (MALE)	34.9	38.4	40.6
AVERAGE AGE (FEMALE)	33.5	39.4	43.8

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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

2020 American Community Survey (ACS)



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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.



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ABOUT SVN CORE 3 COMMERCIAL REAL ESTATE



WHO WE ARE:

SVN is a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues, and our communities. When you choose SVN Core 3 Commercial Real Estate, you mobilize the entire SVN organization of experts and all our trusted relationships to act on your behalf. This shared network is the SVN Difference.

SVN Core 3 is a full-service commercial brokerage and property management company located in Bloomington, Illinois, where we manage over 1,250,000 square feet of commercial space in Central Illinois. Our team has over 30 years combine of real estate experience in sales, leasing, property management, tenant representation, and development in Central Illinois.

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WHAT WE DO:

Our Advisors offer national reach and local expertise across all commercial property types. Whether you're looking to buy, sell, or lease space, our specialists are ready to serve your needs and can assist you with sales, leasing, and property management.

The collective strength of our resources, data, and opportunities results in a more rewarding sale and deal potential for our clients. We address each client's individual needs and build a property-specific strategy, harnessing the power of collaboration to drive outsized success.

SVN Core 3 is shaping the future of commercial real estate. Our modern and progressive business model is built on the collective strength of collaboration, supported by a transparent and inclusive culture.

MEET THE TEAM



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Advisor

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Managing Director

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