

## COMMERCIAL LAND FOR SALE

1023 N. Heitmann Drive  
Lincoln, Illinois 62656

ASKING PRICE  
**\$150,000**

**3.2 AC**  
TOTAL ACREAGE

**33,900**  
I-55 VEHICLES / DAY

**I-55**  
DIRECT VISIBILITY

**IND / COM**  
ZONING

**2**  
TAX INCENTIVE ZONES

## PROPERTY DETAILS

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Address           | 1023 N. Heitmann Dr., Lincoln IL 62656                           |
| Parcel No.        | 12-027-003-85                                                    |
| Legal Description | Lot 12 – Final Plat, North Heitmann Park Addition, Plat 2        |
| Size              | 3.2 Acres (Irregular)                                            |
| Road Frontage     | 81.05 ft on Heitmann Drive; varying dimensions throughout        |
| Topography        | Generally level to rolling                                       |
| Zoning            | I-1 (Industrial / Commercial)                                    |
| Utilities         | Water, sewer, natural gas & telephone available to property line |
| Water Detention   | Off-site detention provided as part of master development        |
| Interstate Access | Direct access via Heitmann Drive off I-55                        |

## TRAFFIC COUNT

|               |                                                                                                                                      |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>33,900</b> | Vehicles Per Day on I-55                                                                                                             |
|               | IDOT Annual Average Daily Traffic (AADT), 2025. Property has direct I-55 visibility and frontage road access at Lincoln interchange. |

## AREA TENANTS &amp; NEIGHBORS

|                                                |                                       |
|------------------------------------------------|---------------------------------------|
| Hampton Inn<br>Adjacent — 1019 N. Heitmann Dr. | Cracker Barrel<br>At interchange      |
| Wendy's<br>At interchange                      | Beck's Travel Plaza<br>Heitmann Drive |
| Thorntons / Pilot Travel Center<br>0.25 mi     | El Mazatlán<br>Within 0.75 mi         |

## LOCATION OVERVIEW

Positioned at the **Lincoln I-55 interchange** in Logan County, Central Illinois, this 3.2-acre commercially zoned parcel offers some of the best interstate visibility available in the market. The site fronts Heitmann Drive with direct access to I-55, placing it squarely in the path of significant daily traffic between **Chicago and St. Louis**.

The interchange is an established commercial node with hospitality, food service, and travel center operators already in place. Lincoln is served by Amtrak (Texas Eagle / Lincoln Service) and is approximately **30 miles north of Springfield** and **35 miles south of Bloomington-Normal**.

## TAX INCENTIVE DESIGNATIONS

## Enterprise Zone - Lincoln/Logan County

State-certified zone active through December 31, 2031. Benefits include sales tax abatement on building materials, property tax abatement on added value, and reduced permit fees for qualifying projects.

## Qualified Opportunity Zone

Federal designation allowing investors to defer capital gains taxes by investing through a Qualified Opportunity Fund (QOF). Attractive to investors seeking to redeploy appreciated assets into new development.

## SITE NOTES

Property is being sold as-is. The property may be purchased directly or through acquisition of the C-corporation that holds title.

## LISTING BROKER

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