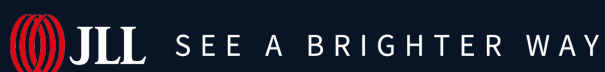




**Exclusive Offer**



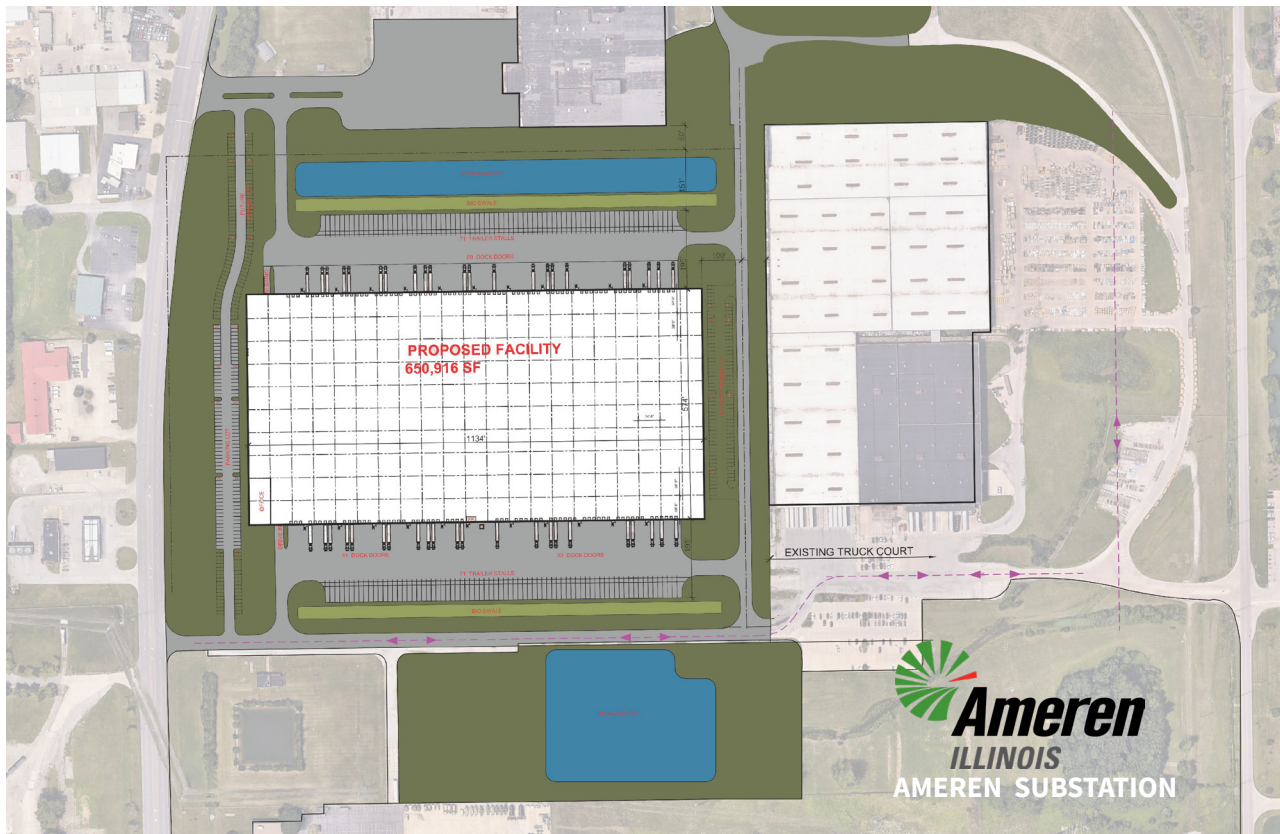
# Power Loaded Land Site Available

140 AC Site in Decatur, Illinois

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# Exceptional Asset Coming To Market



\*conceptual layout, no guarantee, warranties or representations

JLL is pleased to offer this unique opportunity for a power loaded site, located in Decatur, Illinois. This 140-acre site is located within close proximity of one of largest substations within Decatur, Illinois. The proposed load capacity will be 274 Mega-Watts of power. The proposed building pads may accommodate either a 100,000 or up to 500,000 square foot multi-story buildings is a consideration.

## Building overview



**Address**  
2500 North 22nd St.  
Decatur, IL 62526



**Land area**  
140 AC



**Proposed buildings\***  
100,000 sf or up to 500,000 sf  
*\*City site plan approval will be required*



**Proposed load capacity**  
274 Mega-Watts



**Zoning**  
Current zoning permits  
by -right Data Center use



**Utilities**  
Full utilities to site  
(sewer, water, natural gas,  
heavy power & fiber)



**PIN**  
04-12-01-276-010



**County**  
Macon County

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Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved. square foot multi story buildings is a consideration.