



3001 1/2 Gill St. Suite A
 Bloomington, IL 61704
axis360.co

8667 OLD ROUTE 66
SHIRLEY, IL

Development Opportunity | Travel Center Potential

Shirley is an unincorporated community in southwestern McLean County, Illinois, located just off of Interstate 55. Situated in the County but within 1.5 miles of the City of Bloomington, the City of Bloomington would consider an Annexation agreement, which could bring utilities and services to this location.

Less than 10 minutes to the heart of Bloomington, 1 hour to Springfield or Decatur and less than 1 hour to Champaign, this property is situated well for commercial development along I-55 and Historic Route 66. Shirley, locally known for the settlement of Funks Grove, settled in 1824, where they produce local Maple Sirup is prime real estate just outside of this growing market.

Traffic counts on I-55 are 22,500 cpd and along Old Rt. 66 are 2,200 cpd



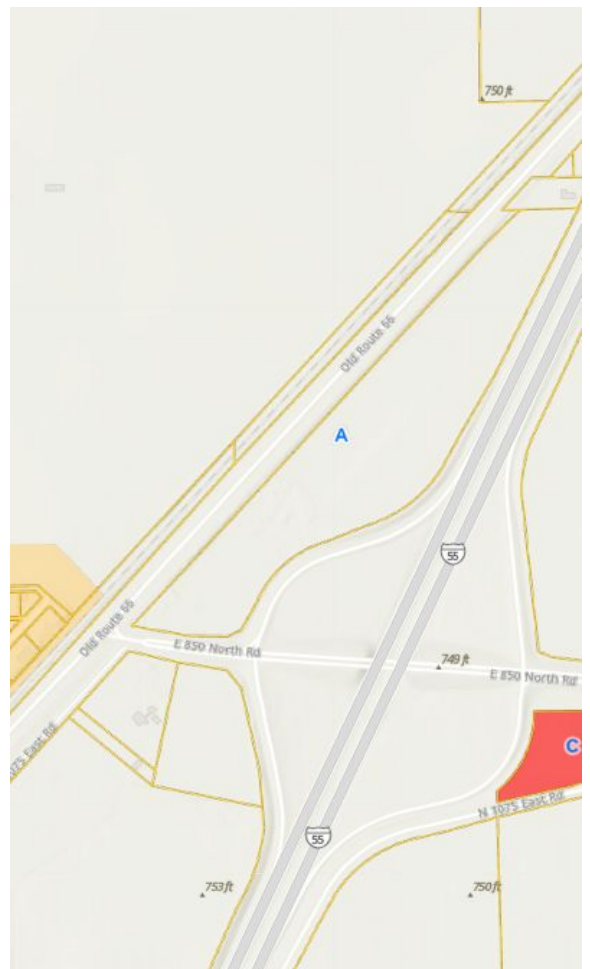
LAND SIZE
 33 acres +/-

SALE PRICE
\$825,000

PRICE/ACRE
 \$25,000

ZONING
 County Ag

PARCEL NO.
 20-36-100-003



The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

Meghan O'Neal-Rogozinski, CCIM
meghan.oneal@axis360.co
 309-532-1808

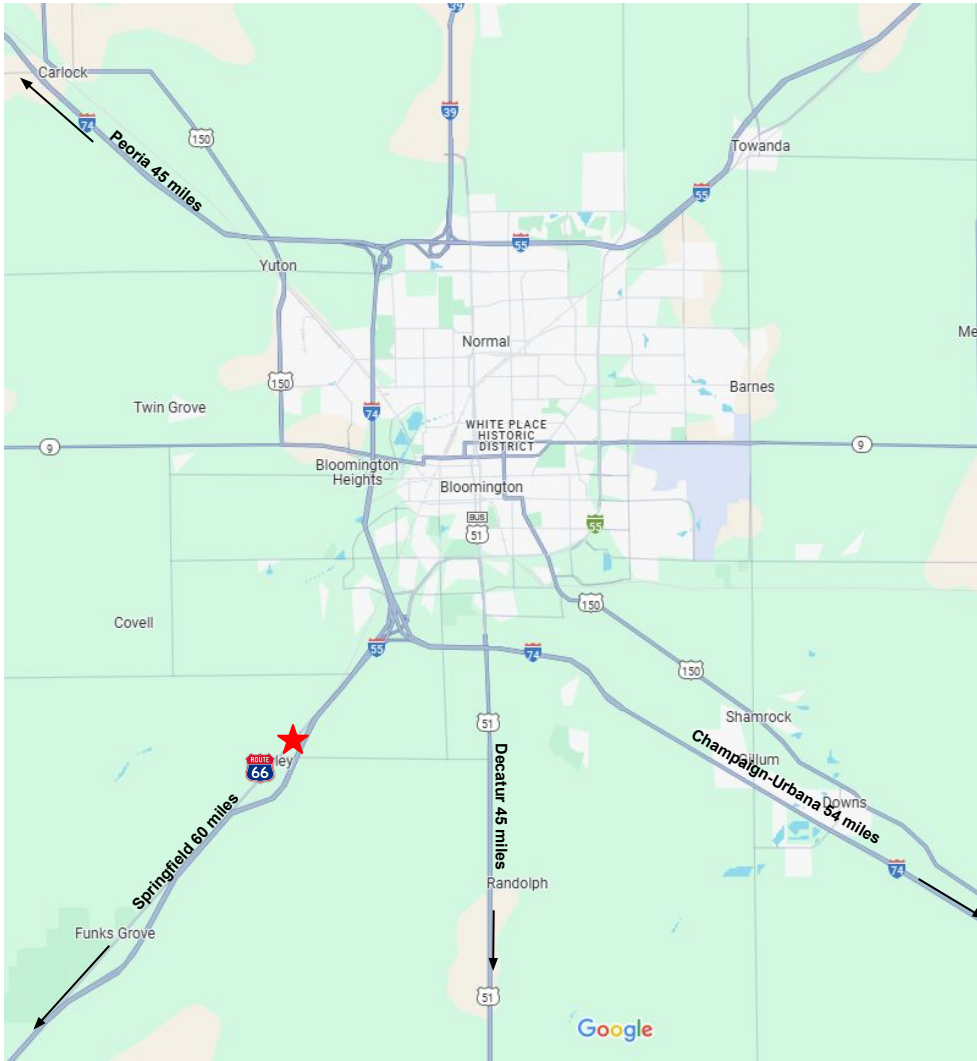
Michael O'Neal
moneal@axis360.co
 309-530-3591





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Bloomington-Normal is located in the heart of Central Illinois, approximately 125 miles southwest of Chicago, 155 miles northeast of St. Louis, and 64 miles northeast of Springfield, the State Capital.

Interstates 39, 55 and 74 converge on Bloomington-Normal, as well as US Route 51 and State Route 9 and Historic Route 66, which Shirley sits just south of along I-55 and Rt.66.

The twin cities are serviced by two major railroad lines and Amtrak, as well as air transportation at the Central Illinois Regional Airport, one of the fastest growing airports in the country, which services commuter, corporate, and private aircraft.

Illinois State University, located in Normal, is home to over 20,000 students AND 3,500+ administrative staff members. Illinois Wesleyan University and Heartland Community College have combined attendance over 6,300 adding to our diverse workforce.

McLean County is located in one of the most productive agricultural areas in the nation, but the economy is diverse and well-balanced with Financial, Education, Agribusiness, Transportation and Manufacturing sectors.

COUNTY EMPLOYMENT AND LABOR FORCE

	2010	2019	2020	2021	2022	2023
Labor force	104,724	96,004	92,262	93,165	96,209	90,686
Employment	97,130	92,493	85,930	88,768	92,769	87,190
Unemployment	7,594	3,511	6,332	4,397	3,440	3,496
Unemployment Rate (%)	7.3	3.7	6.9	4.7	3.6	3.9

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics

New construction continues to enhance residential, industrial and commercial growth. Major employers in the area include State Farm Insurance Co., Rivian Automotive, Illinois State University, Country Financial, Unit 5 Schools, Carle BroMenn Healthcare, and OSF St. Joseph Medical Center, Ferrero USA, Growmark, Bridgestone Firestone, Brandt Industries and more.

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