

INTERCHANGE CITY WEST - BLOOMINGTON / NORMAL, ILLINOIS

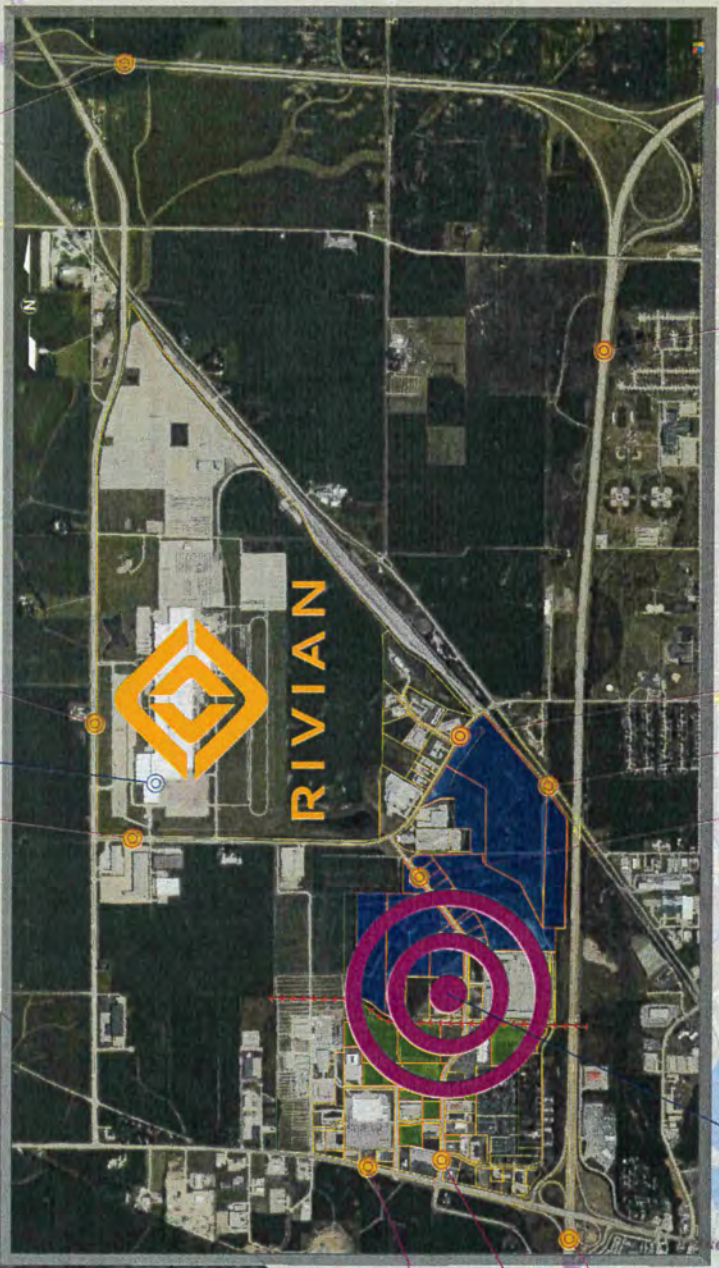
AVAILABLE DEVELOPMENT SITES

ENTERPRISE ZONE - INCENTIVES ELIGIBLE PROPERTIES

LYB
Lewis, Yockey & Brown, Inc.
CONSULTING ENGINEERS & LAND SURVEYORS
Professional Design Firm Registered in IL, MO, IA, IN, OH, WI, MN, ND, SD, NE, KS, OK, CO, UT, AZ, NV, CA, WA, OR, ID, MT, WY, NM, AZ, NV, CA, WA, OR, ID, MT, WY, NM

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

INTERCHANGE CITY WEST, LLC
1805 W. Washington Street, Bloomington, Illinois 61701



- 55** St. Louis, MO (I-64) / 165 mi
Chicago, IL (I-294) / 125 mi
- 74** Peoria, IL (I-474) / 30 mi
Davenport, IA (I-80) / 130 mi
- 39** LaSalle, IL (I-80) / 70 mi
Rockford, IL (I-90) / 130 mi

74 Peoria, IL (I-474) / 30 mi
Davenport, IA (I-80) / 130 mi

U.S. ROUTE 150
RIVIAN MOTORWAY

RIVIAN AUTOMOTIVE
PLANT

W. COLLEGE AVENUE

W. COLLEGE AVENUE
NORFOLK SOUTHERN RAILROAD
(Potential Site Rail Siding Access)

WYLIE DRIVE

ILLINOIS ROUTE 9
W. MARKET STREET

- 55** St. Louis, MO (I-64) / 165 mi
Chicago, IL (I-294) / 125 mi
- 74** Champaign, IL (I-57) / 50 mi
Indianapolis, IN (I-465) / 170 mi

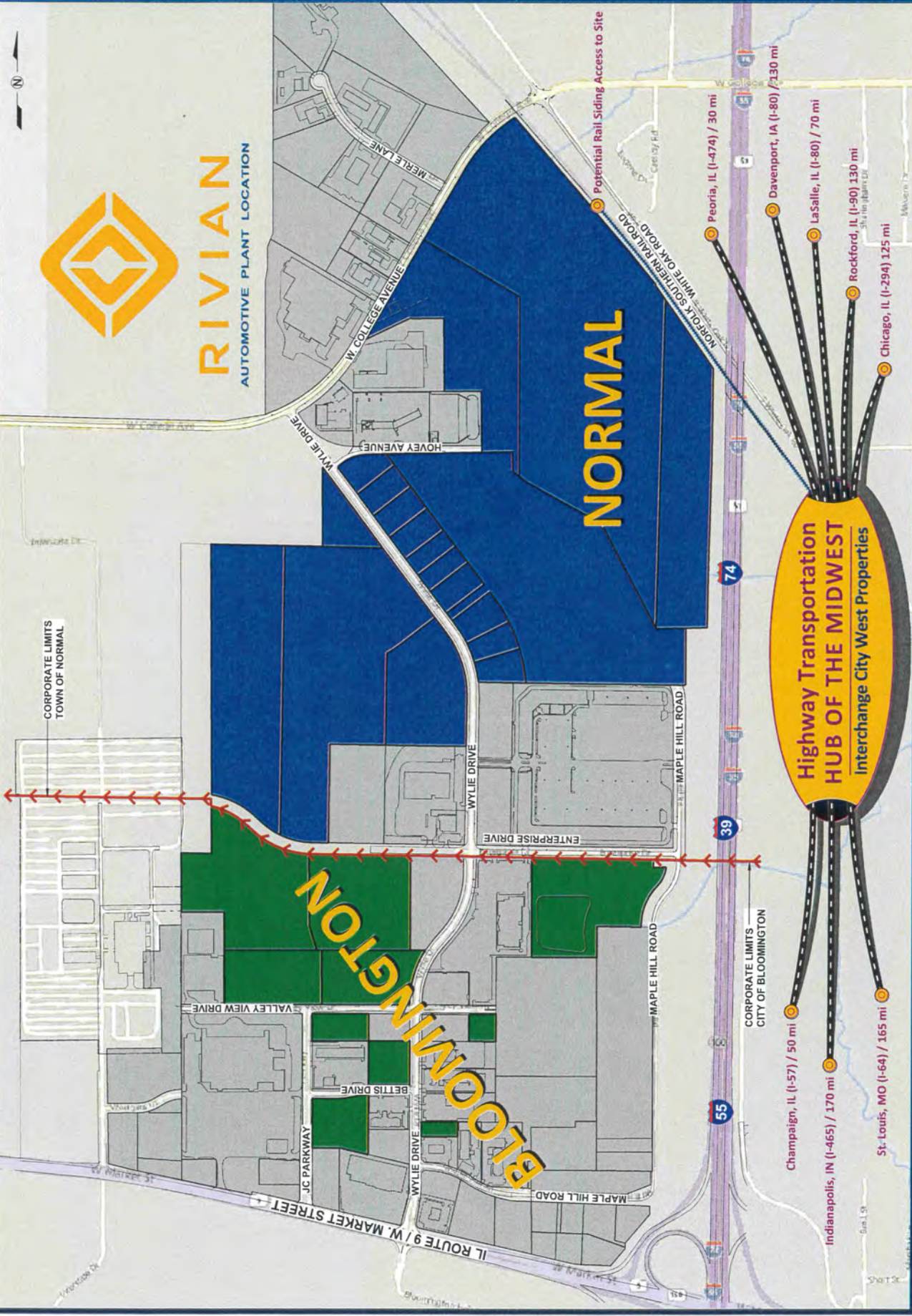
INTERCHANGE CITY WEST
PROPERTIES

IRVIN PARK

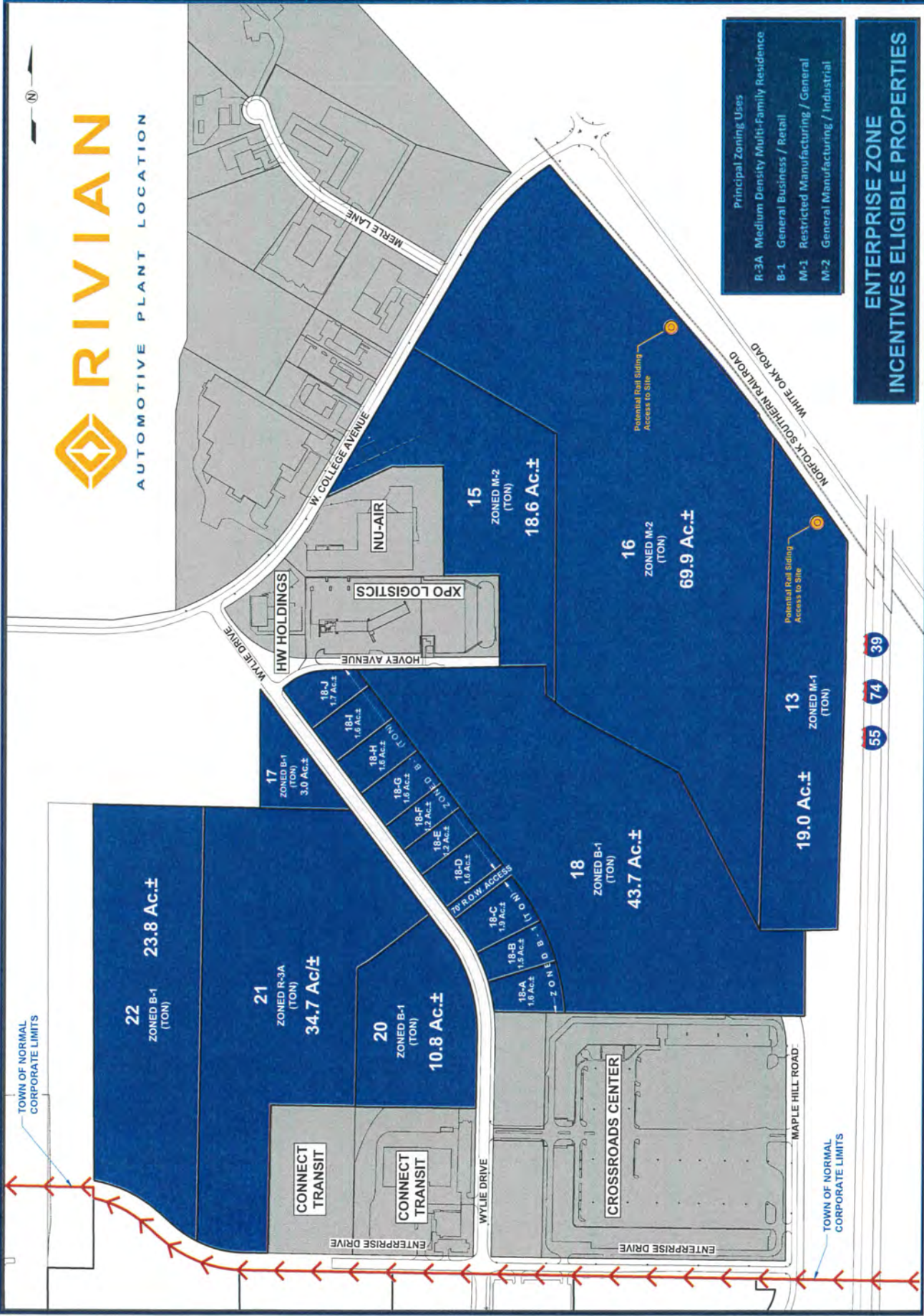


RIVIAN

AUTOMOTIVE PLANT LOCATION



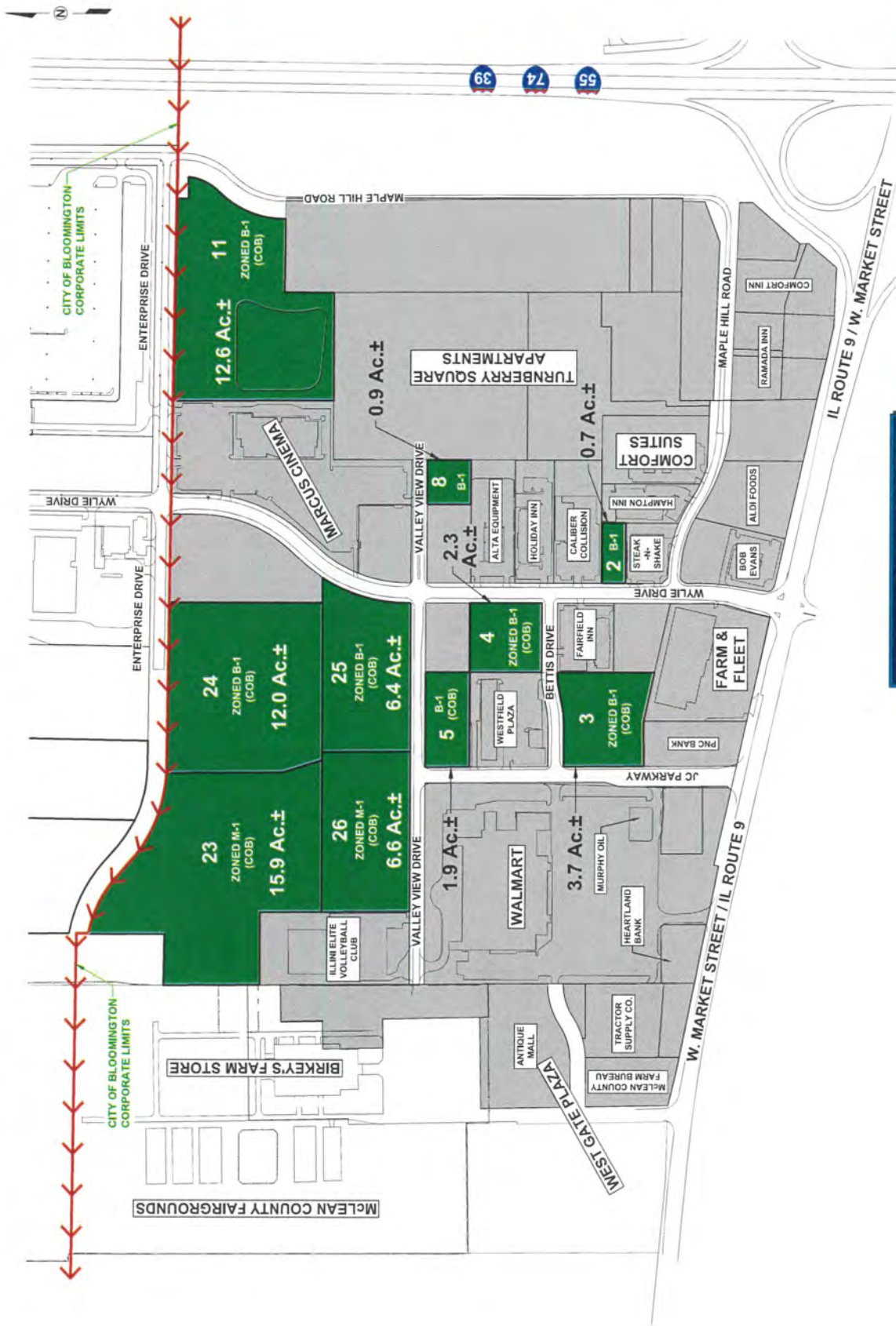
RIVIAN
 AUTOMOTIVE PLANT LOCATION



Principal Zoning Uses

- R-3A Medium Density Multi-Family Residence
- B-1 General Business / Retail
- M-1 Restricted Manufacturing / General
- M-2 General Manufacturing / Industrial

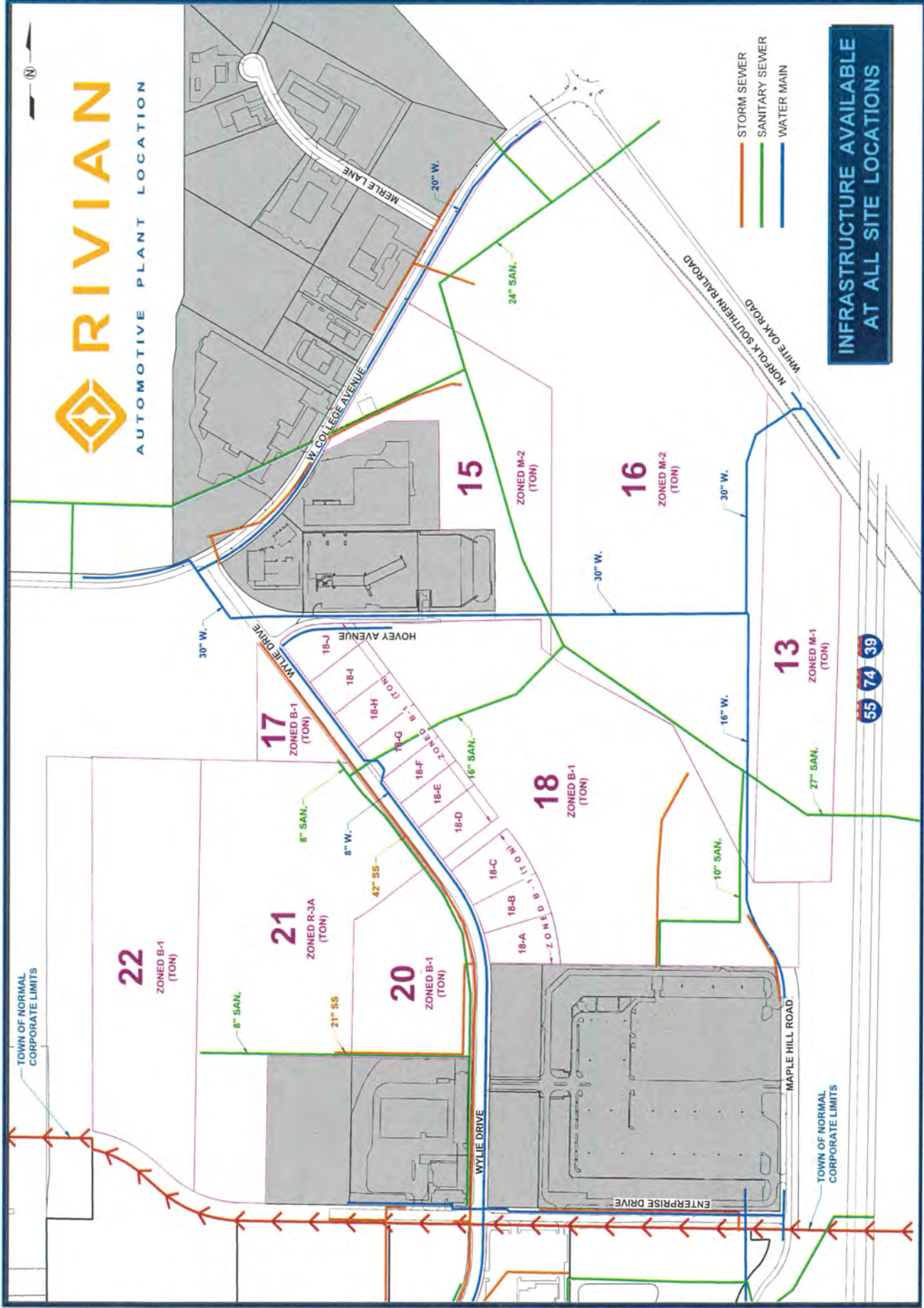
**ENTERPRISE ZONE
 INCENTIVES ELIGIBLE PROPERTIES**



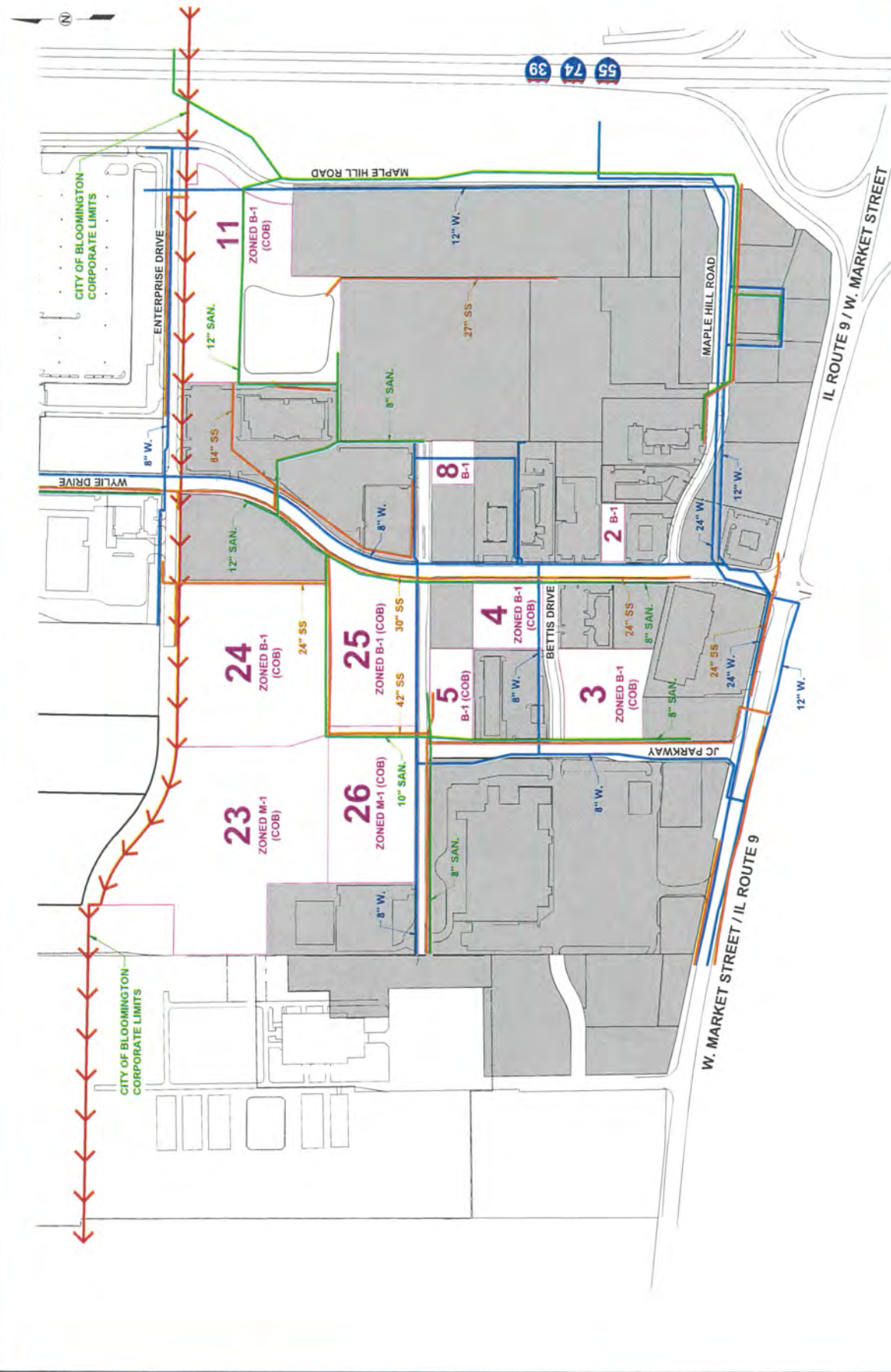
**ENTERPRISE ZONE
INCENTIVES ELIGIBLE PROPERTIES**

- Principal Zoning Uses
- B-1 General Business / Retail
 - M-1 Restricted Manufacturing / General

RIVIAN
 AUTOMOTIVE PLANT LOCATION



**INFRASTRUCTURE AVAILABLE
 AT ALL SITE LOCATIONS**



INFRASTRUCTURE AVAILABLE
AT ALL SITE LOCATIONS

- STORM SEWER
- SANITARY SEWER
- WATER MAIN

INTERCHANGE CITY WEST LOTS
PRICE LIST

<u>LOT #</u>	<u>ACREAGE</u>	<u>SIZE (SQ. FT.)</u>	<u>PRICE/SQ. FT.</u>
2	0.70	30,492	\$6.05
3	3.70	161,172	\$5.23 *
4	2.30	100,188	SOLD
5	2.18	94,961	\$4.40
6	4.40	191,664	\$3.03
7	1.90	82,764	\$2.75
8	1.29	56,192	SOLD
*11	12.60	548,856	\$2.31
13	19.00	827,640	\$1.38
15	18.60	810,216	\$1.38
16	69.90	3,044,844	\$0.83
17	3.00	130,680	\$3.03
18	43.70	1,903,572	\$1.65
20	10.80	470,448	\$2.75
21	34.70	1,511,532	\$1.93
22	23.80	1,036,728	\$1.65
23	15.90	692,604	\$1.38
24	12.00	522,720	\$2.31
25	6.40	278,784	\$3.03
26A	2.18	94,961	SOLD
26B	4.40	191,664	\$2.75

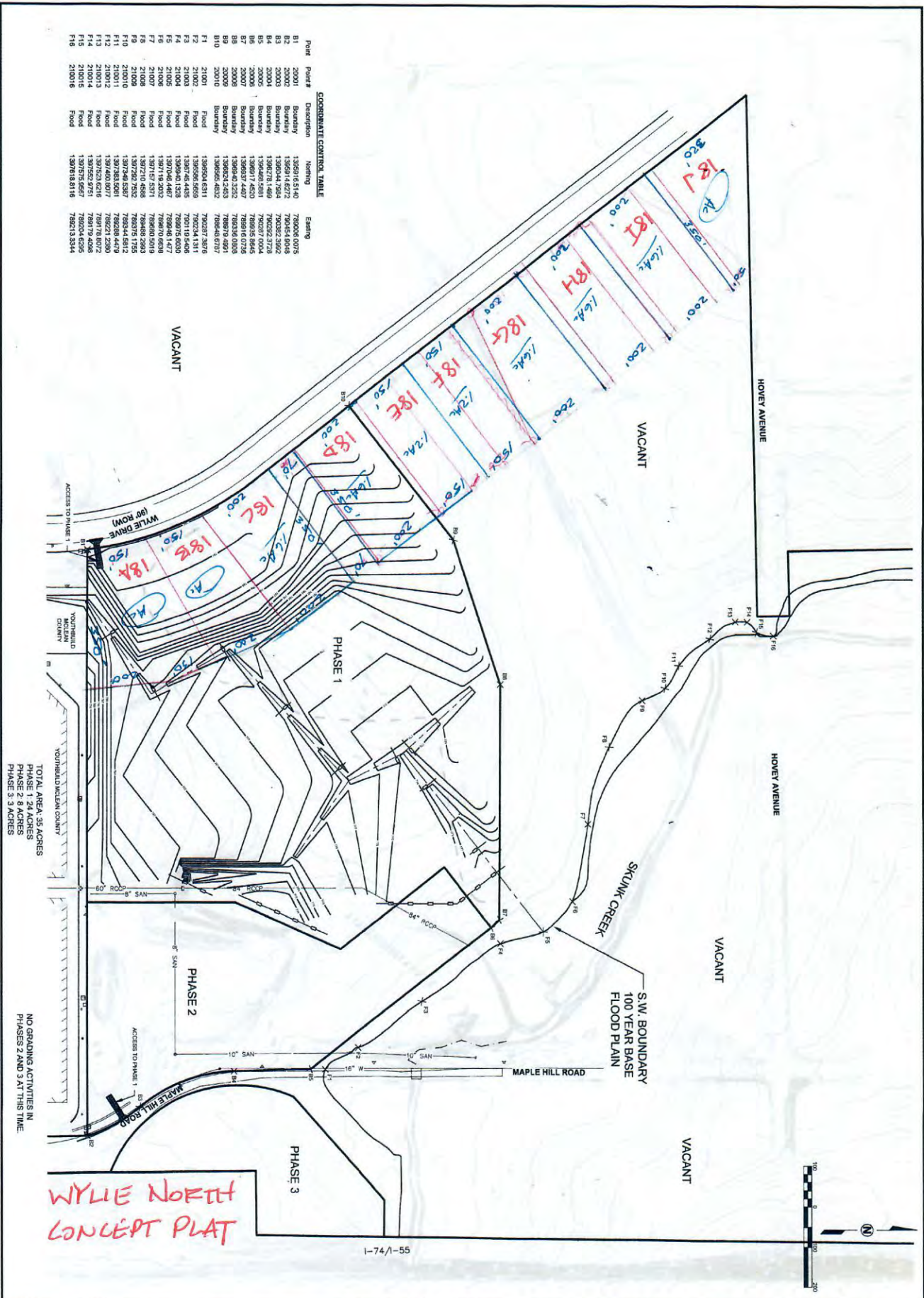
* PENDING SALE

CONDITIONS OF SALE

1. Owner reserves the right to approve use, site and building plans.
2. Sites are developed (including water, sanitary sewer, storm sewer, sidewalks).
3. Subject to Restrictive Covenants.
4. The reference plat is a concept drawing, not final platted, to allow the flexibility of different site configurations for a prospective buyer.

Above information is subject to error or omission, and may change at any time.

Greg Yount
gyount@axis360.co
 309-530-9333



COORDINATE CONTROL TABLE

Point	Description	Northing	Easting
B1	Boundary	1307916.5140	786004.0075
B2	Boundary	1307914.6272	786454.6042
B3	Boundary	1307914.7554	786382.3922
B4	Boundary	1307916.1489	786327.3922
B5	Boundary	1307917.4489	786282.3922
B6	Boundary	1307917.4489	786237.3922
B7	Boundary	1307917.4489	786192.3922
B8	Boundary	1307917.4489	786147.3922
B9	Boundary	1307917.4489	786102.3922
B10	Boundary	1307917.4489	786057.3922
B11	Boundary	1307917.4489	786012.3922
B12	Boundary	1307917.4489	785967.3922
B13	Boundary	1307917.4489	785922.3922
B14	Boundary	1307917.4489	785877.3922
B15	Boundary	1307917.4489	785832.3922
B16	Boundary	1307917.4489	785787.3922



AXIS 360 Commercial Real Estate
3001 1/2 Gill Street
Bloomington, IL 61704

WYLIE NORTH
PRICE LIST

<u>LOT #</u>	<u>ACREAGE</u>	<u>SIZE (SQ. FT.)</u>	<u>PRICE/SQ. FT.</u>
18A	1.20	52,272	\$3.63
18B	1.40	60,984	\$3.63
18C	1.60	69,696	\$4.18
18D	1.60	69,696	\$4.18
18E	1.20	52,272	\$3.63
18F	1.20	52,272	\$3.63
18G	1.60	69,696	\$3.63
18H	1.60	69,696	\$3.63
18I	1.60	69,696	\$3.63
18J	1.10	47,916	\$4.18

* PENDING SALE

CONDITIONS OF SALE

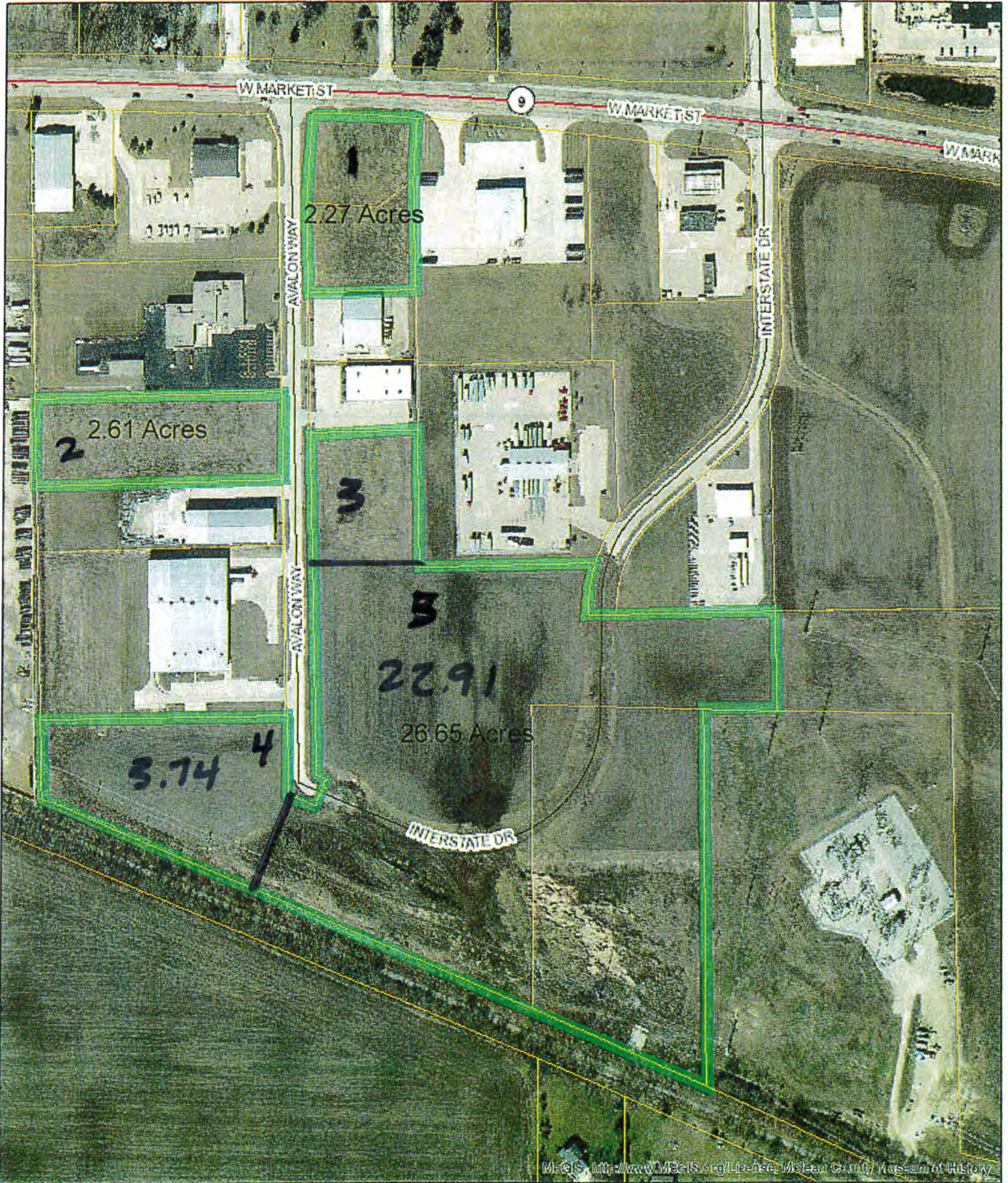
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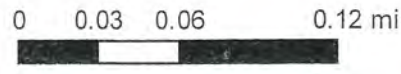
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7/7/2023

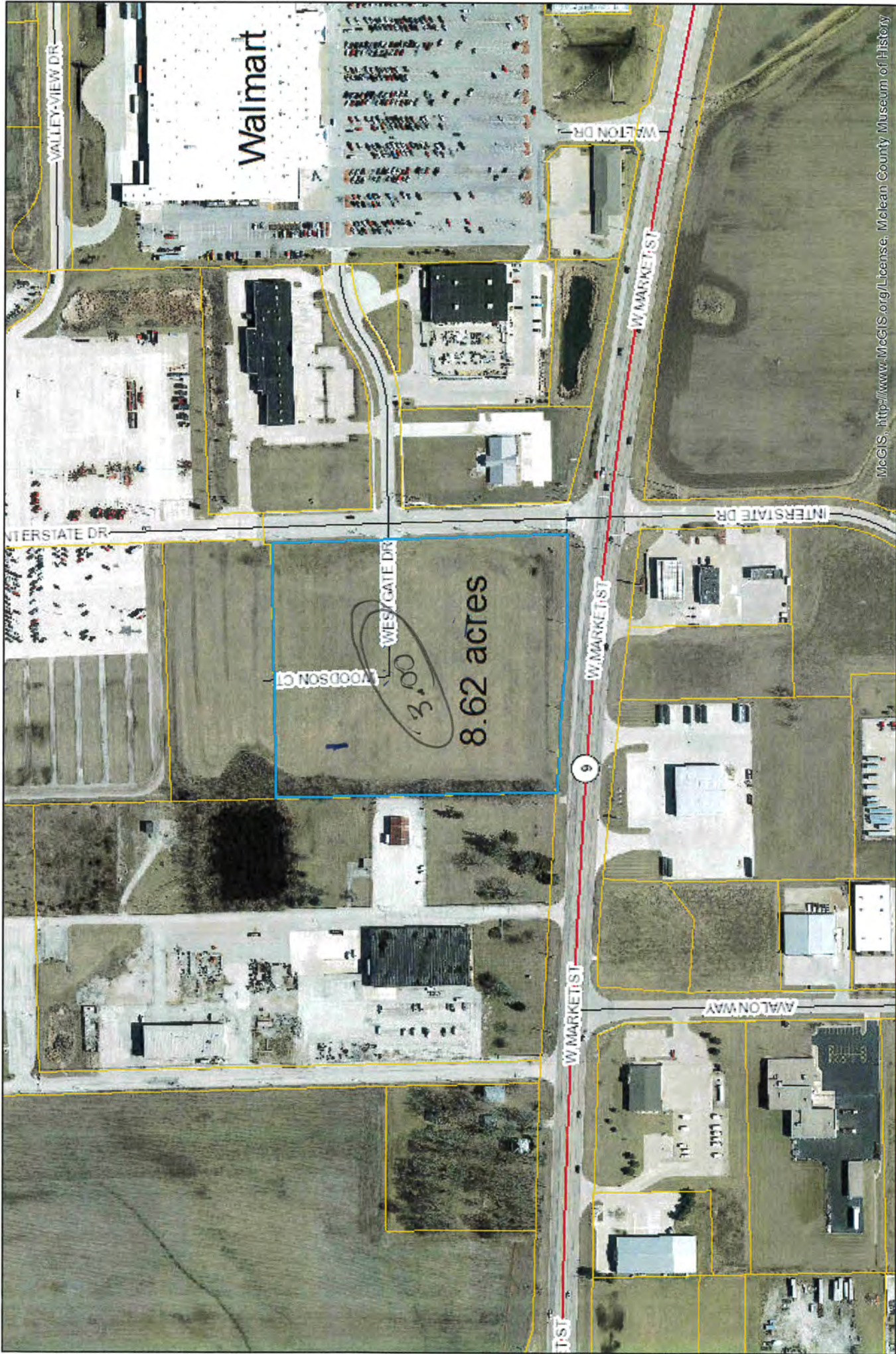
Interstate Business Park



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West Gate Plaza



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Bloomington, IL 61704

INTERSTATE BUSINESS PARK
PRICE LIST

<u>LOT #</u>	<u>ACREAGE</u>	<u>SIZE (SQ. FT.)</u>	<u>PRICE/SQ. FT.</u>
1	2.27	98,881	\$4.95
2	2.61	113,692	\$3.03
3	1.75	76,230	SOLD
4	3.74	162,914	\$2.20
5	22.91	997,960	\$1.65

WEST GATE PLAZA
PRICE LIST

1	8.62	375,487	\$3.45
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