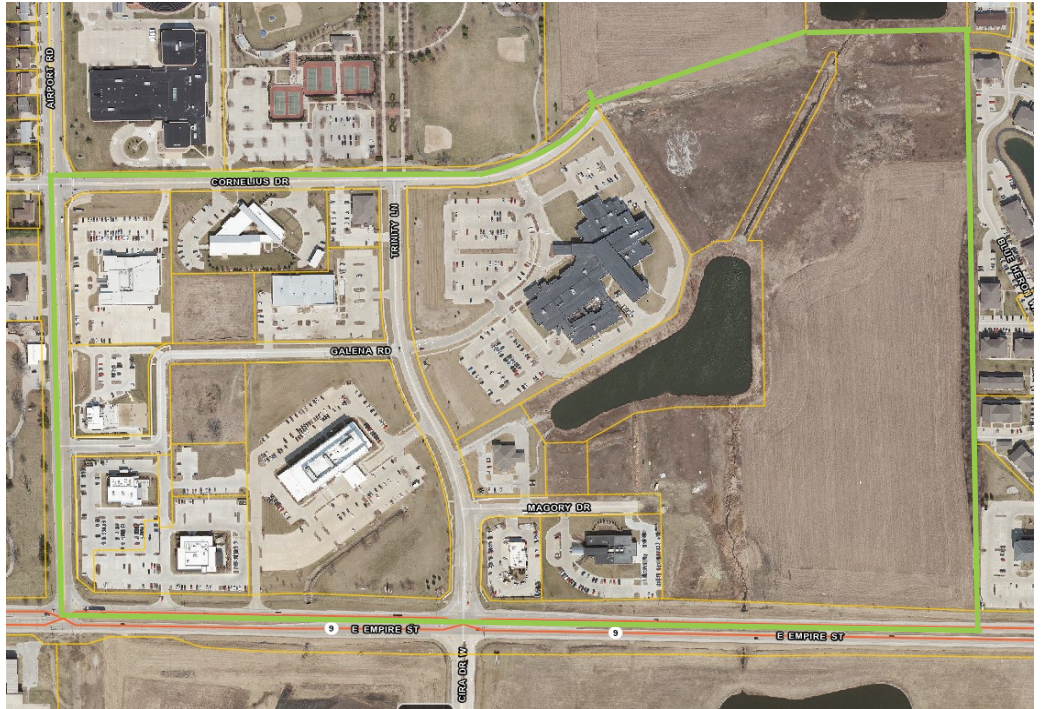


AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR SALE—Prime Commercial Lots—Empire Business Park

ADDRESS

Empire Business Park
Bloomington, IL

ACREAGE (see attached)

0.90—1.20 acre lots

CITY OF BLOOMINGTON

Enterprise Zone

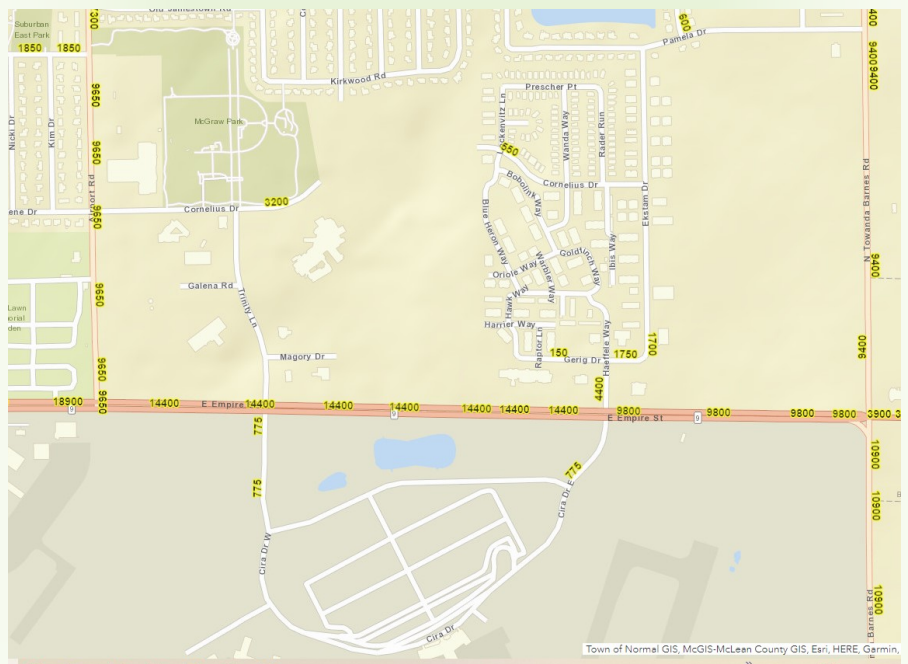
ZONING

Mix of B-1 and B-2

ASKING (see attached)

\$8.00—\$11.00/sq. ft.

- ◆ Excellent location across from Central Illinois Regional Airport (CIRA).
- ◆ In the heart of the growth corridor.
- ◆ Great visibility, access, and traffic counts



Greg Yount
Commercial Broker
gregyount309@gmail.com
(309) 530-9333

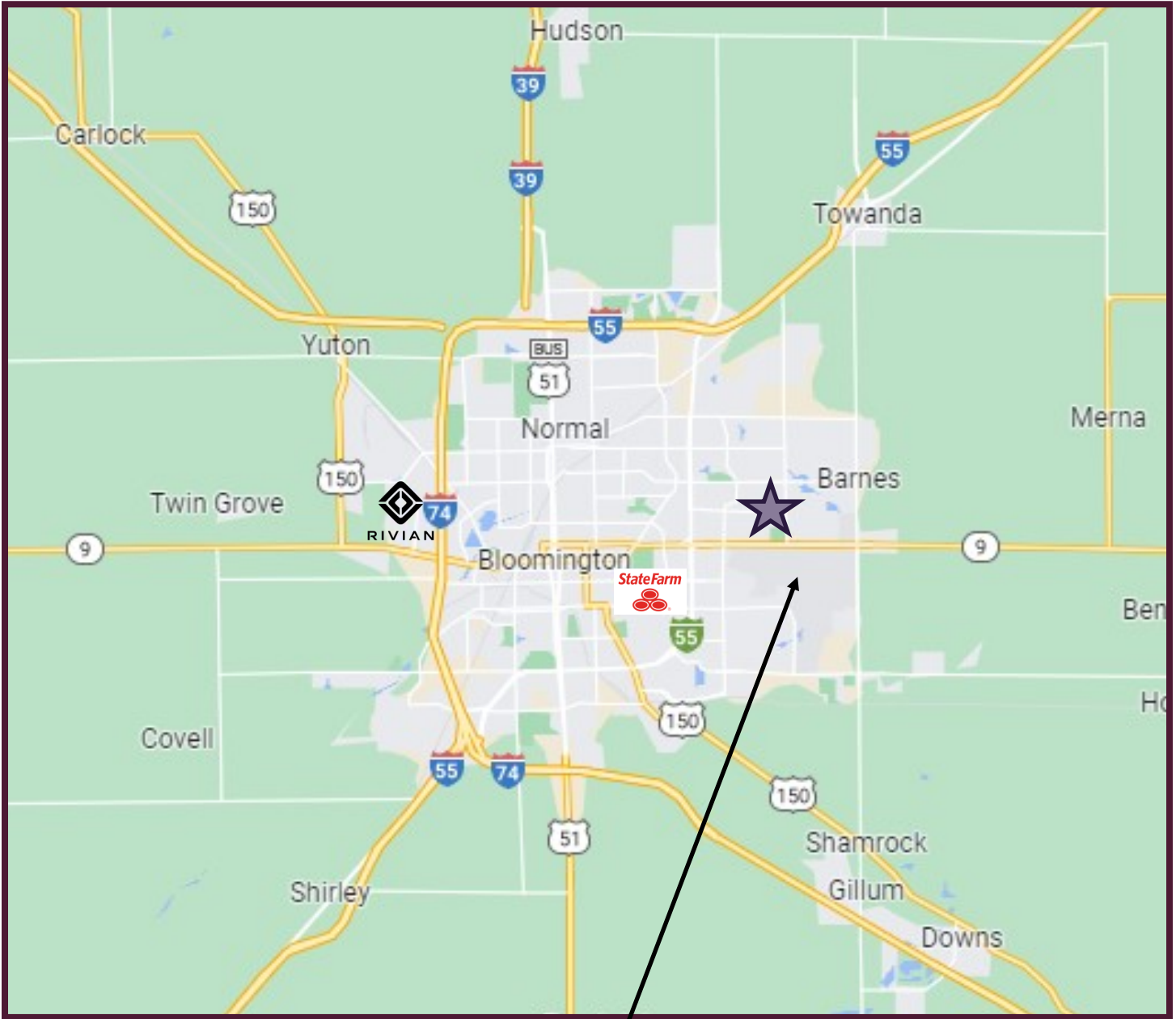
Visit our Website:
www.axis360.co





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gregyout309@gmail.com

(309) 530-9333



PINNACLE
ACTUARIAL RESOURCES, INC.



VisionPoint
EYE CENTER

VisionPoint
EYE CENTER

The Entry
CRAFTED

Lot 16
CRAFTED
COFFEE BREWS

ANCHO & AGAVE
tacos + amigos + tequila

BIAGGI'S
RESTAURANTE ITALIANO

**Advocate
Bromenn
Medical Center**

**Advocate Bromenn
Health & Fitness Center**
POWERED BY SEQUOIA
wellness

**McCLEAN COUNTY
ORTHOPEDECS**

**Prairie State
Bank & Trust**

SPRINGS
Lot 20
.60 Ac.

Lot 21
.90 Ac.

Lot 22
1.0 Ac.

Lot 23
1.0 Ac.



Lot 41
1.2 Ac.

Lot 30
3.70 Ac.

OUTLOT 10

Lot 24
1.2 Ac.

Lot 25
1.6 Ac.

Lot 26
1.8 Ac.

Lot 27
1.8 Ac.

Lot 28
1.9 Ac.

Lot 31
2.1 Ac.

Lot 32
1.9 Ac.

Lot 33
1.9 Ac.

Lot 34
2.0 Ac.

Lot 35
1.9 Ac.

Lot 36
1.9 Ac.

Lot 37
1.9 Ac.

Lot 38
2.1 Ac.

OUTLOT BASIN

CORNELIUS ROAD

FORD DRIVE

OUTLOT 10

FORD DRIVE

PRIVATE STREET

PRIVATE DRIVE

AIRPORT ROAD



GREG YOUNT
AXIS 360 COMMERCIAL REAL ESTATE
3001 1/2 Gill St., Suite A
Bloomington, IL 61704
PH: (309) 270-1565

EMPIRE BUSINESS PARK

Suggested Price List

LOT	SIZE (ACRES)	SIZE (SQ. FT.)	PRICE/SQ. FT.	STATUS
6	1.40	60,984	---	SOLD
7	1.90	82,764	---	SOLD
8	1.80	78,408	---	SOLD
9	1.80	78,408	---	SOLD
10	1.47	64,033	---	SOLD
11	2.58	112,254	---	SOLD
13	1.54	67,082	---	SOLD
14	1.50	65,340	---	SOLD
15	1.60	69,696	---	SOLD
16	0.93	40,511	---	SOLD
17	1.50	65,340	---	SOLD
18	0.90	39,204	---	SOLD
19	1.60	69,696	---	SOLD
20	0.60	26,136	\$8.00	SOLD
21	0.90	39,204	\$9.00	AVAILABLE
22	1.00	43,560	\$9.00	AVAILABLE
23	1.00	43,560	\$9.00	AVAILABLE
30	3.70	161,172	---	HOLD
41	1.20	52,272	\$11.00	AVAILABLE
42	1.00	43,560	---	SOLD
43	1.00	43,560	---	SOLD
44	1.10	47,916	---	SOLD
47	2.21	96,268	---	HOLD
48	1.70	74,052	---	HOLD

Updated: 7/21/2023

NOTE: Lots not listed on this price list are on "HOLD" for future development

CONDITIONS OF SALE

1. Owner reserves right to approve use, site, and building plans
2. Sites are developed (including water, sanitary sewer, storm sewer). Buyer pays for sidewalk.
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.