

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

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FOR SALE - Commercial Lots near Rivian Automotive

ADDRESS

Crossroads Center
Wylie Drive, Normal, IL

Lot 4—3.09 acres

Parcel #: 14-31-100-027

Lot 5—3.88 acres

Parcel #: 14-31-100-028

Lots 4 & 5 (combined)

6.97 acres

Lot 7—3.27 acres

Parcel #: 14-31-100-029

ZONING

B-1, Highway Business

UTILITIES

All utilities to site

Two adjoining lots in the heart of the Crossroads Center property, and one **OUTLOT** at the main entrance of the development. Ideal for **Retail - Office - Flex**. In close proximity to Super Walmart, Farm & Fleet, Tractor Supply, and Wehrenberg Movie Theatre, and just minutes from Rivian Automotive (currently 7,800 employees). Lots 4 & 5 are visible from highway. Easy access to I-74, I-55, I-39 and Illinois Route 9. Located in an Enterprise Zone.

386 Wylie (Lot 4)

Price: \$1.00 per sq. ft.
3.09 acres (134,600 sq. ft.)

400 Wylie (Lot 5)

Price: \$1.00 per sq. ft.
3.88 acres (169,013 sq. ft.)

498 Wylie (Lot 7)

Price: \$2.50 per sq. ft.
1.25 to 3.27 acres
(54,450 to 142,441 sq. ft.)

**MOTIVATED
SELLER!**

**BUY ALL THREE
FOR AN
AGGRESSIVE PACKAGE
DEAL!**

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