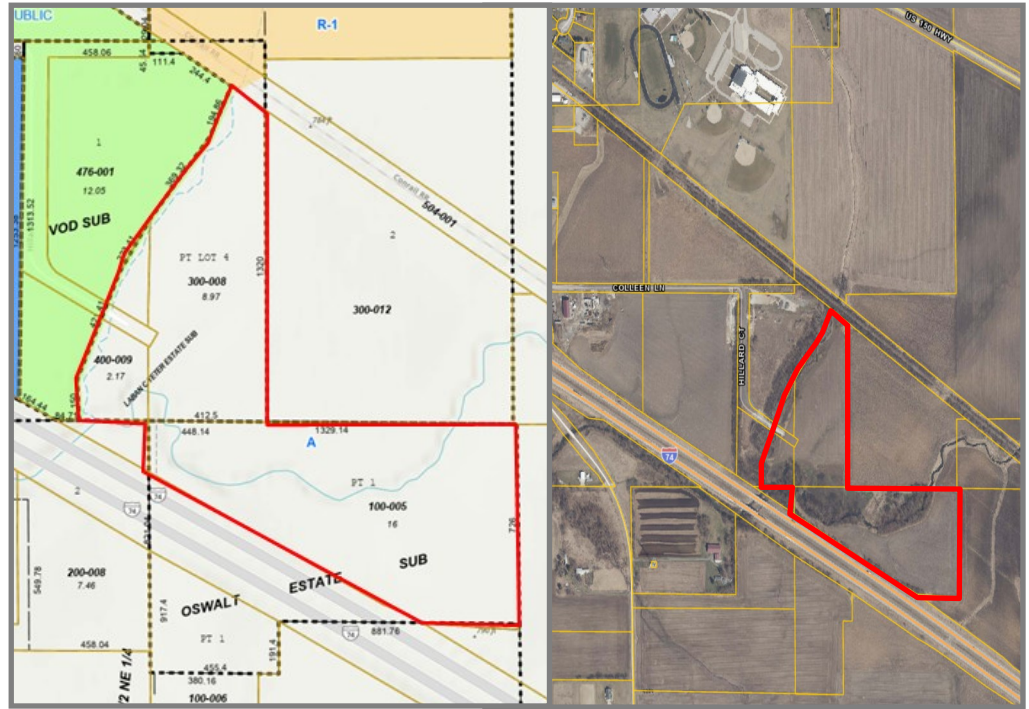


AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR SALE - 27.4 Acres Commercial Land, I-74 at Downs, IL

ADDRESS

Hillard Ct,
Downs, Illinois

SIZE

27.4 acres

PRICE

\$685,000 (\$25,000/acre)

ZONING

C-1, Village of Downs

ELECTRIC & GAS

Ameren, Propane

WATER & SEWER

Well, septic required

TAX ID's

29-04-400-009 = 2.17 acres
29-03-300-008 = 8.97 acres
29-10-100-005 = 16 acres

The property was annexed to the Village of Downs in May 2021. **Annexation highlights** include:

- C-2 zoning
- Exempts the property from the requirement to connect to the Village water system and allows for the installation of well and septic
- Grants a special use for a solar power facility
- Requires storm water detention per Village code

Downs, Illinois, with a population of approx. 1,180 people, is only minutes from Bloomington-Normal, but brimming with small town charm. Rural peacefulness, small-town neighborliness, wooded parks, and quality education draw people to the area.



Village of Downs:
<http://www.villageofdowns.org/>

Laura Pritts
Designated Managing Broker
lptritts@axis360.co
(309) 824-0507

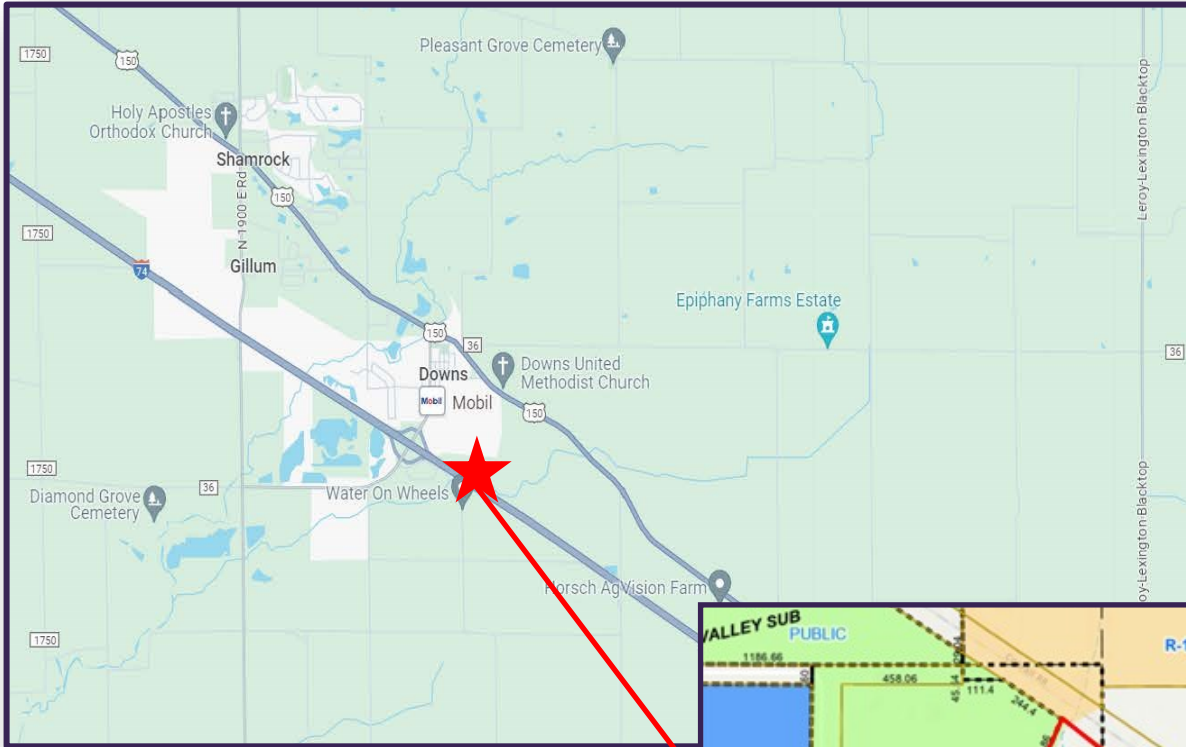
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