



3001 ½ Gill St. Suite A  
Bloomington, IL 61704

[axis360.co](http://axis360.co)

## LUMBERTOWN ROAD NORMAL, IL



### LOT SIZE

7.38 acres

### SALE PRICE

\$1.50/SF (\$482,210)

### ZONING

MI—Restricted Manufacturing District

### ENTERPRISE ZONE

Yes

These lots at 400 & 403 Lumbertown Road sit in North Normal with easy access to the I-55/I-39 Interchange or Business 51 which will lead you south towards Downtown Bloomington, past Heartland Community College, Illinois State University and Illinois Wesleyan University.

These lots are some of the only available M1 zoned lots available at this time. Normal has had a large expansion of business growth with the entry of Rivian Automotive, electric vehicle manufacturer whose state-of-the-art manufacturing facility is minutes away in Normal.

The immediate area has also seen new development from Love's Truck and Travel stop with Bojangles Chicken opening, 1 million square feet of distribution space and logistics support was just completed minutes north of these lots. The area is prime for growth and development at an affordable price.



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

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309-532-1808

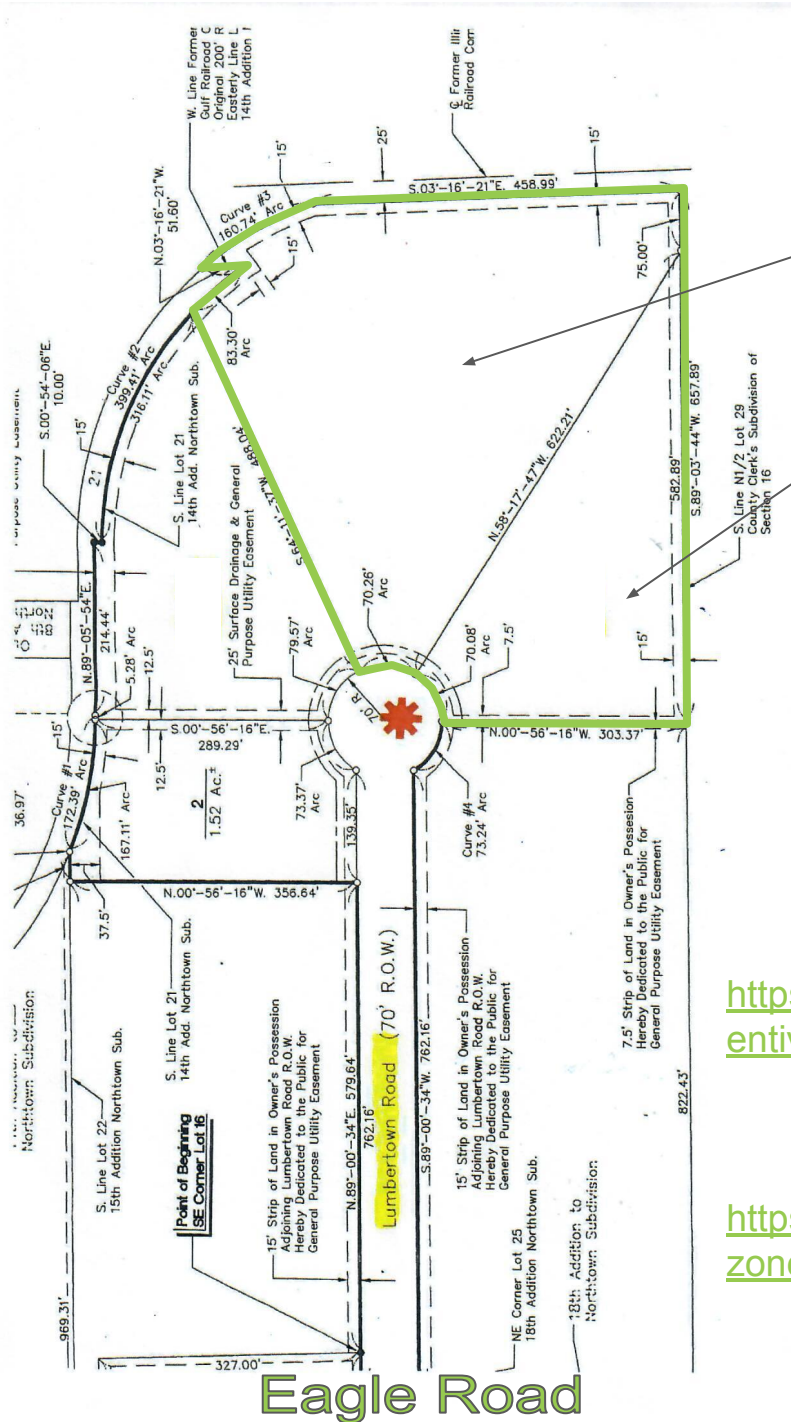
Michael O'Neal

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309-530-3591



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**Lot 4: 4.94 acres**  
**PIN: 14-16-2551-007**

**Lot 5: 2.44 acres**  
**PIN: 14-16-251-008**

## Resources:

<https://www.normalil.gov/1504/Inc-entive-Districts>

<https://www.bnbiz.org/enterprises-zone>

**Eagle Road**

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