



3001 ½ Gill St. Suite A
Bloomington, IL 61704

axis360.co

1205 TOWANDA AVENUE BLOOMINGTON, IL



Prime Development Opportunity—TIF District

LOT SIZE

0.78 acre +/-

SALE PRICE

\$7.36/SF (\$250,000)

ZONING

B1—General Business District

TIF DISTRICT

Empire Street Corridor TIF

Position your project in the heart of Bloomington's high-visibility east-west gateway. This **0.78± acre raw land parcel** sits along **Towanda Avenue at the Empire/Route 9 corridor**, a direct conduit from East Bloomington into Downtown. The site is within the **Empire Street Corridor TIF District**, designed to catalyze private reinvestment and fund public-realm upgrades across this trade area.

Unmatched Corridor Fundamentals. Empire Street (IL-9/US-150) is a primary arterial tying Veterans Parkway (Business I-55) to Downtown, with the City and IDOT actively advancing multimillion-dollar improvements—signal coordination, pedestrian/bike connectivity, and intersection upgrades—to enhance safety, flow, and access across the corridor. These projects include Route 9 enhancements and the Veterans/Empire hub, one of Bloomington's busiest junctions.

Blue-chip neighbors that draw daily traffic. The property sits **across from Bloomington Country Club**, minutes to **Bloomington High School**, a short drive to **Illinois Wesleyan University**, **OSF St. Joseph Medical Center**, **Carle BroMenn Medical Center**, and major **State Farm** corporate campuses—creating a robust daytime population and diversified demand for services.

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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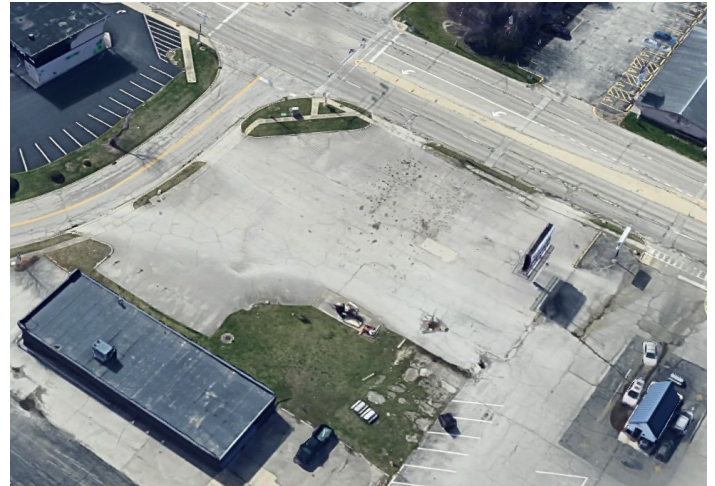




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Major Employers	
State Farm Insurance Co.	~13,000
Rivian	~9,000
Illinois State University	3,348
COUNTRY Financial	3,000
Unit 5 Schools	2,350
Carle BroMenn Hospital	2,240
OSF St. Joseph Medical Center	1,858

Demographics (2024)	5 minutes	10 minutes	15 minutes
Businesses	832	3,508	4,383
Population	7,992	86,680	135,041
Daytime Population	36,563	78,743	96,640
Household Income	\$102,319	\$109,319	\$116,064

TIF established 2016

<https://www.bloomingtonil.gov/business/economic-development/programs-and-incentives/tax-increment-financing-tif/empire-street-corridor-tif>

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