



3001 ½ Gill St. Suite A
Bloomington, IL 61704

axis360.co

300 E. SHELBOURNE DRIVE
NORMAL, IL



LAND SIZE

11.11 acres

PRICE

\$1.50 per sq.ft.

TOTAL PRICE

~~\$1,209,879~~ **\$725,927.40**

TAXES (2024)

\$28,004

ZONING

R1-B: Single-Family Residence District

R-2: Mixed Residence District

S-2: Public Lands and Institutions

SHELBOURNE APARTMENTS EXCESS GROUND

This 11-acre property is centrally located in Normal and remains less than half developed, creating a rare opportunity for infill development in an area already surrounded by established neighborhoods, development, and existing public services.

The existing Shelbourne Apartments include 100 apartment units and a community building. Directly west of the site is Christ Church, with single-family and multi-family neighborhoods surrounding the property in every direction.

The property is situated less than half a mile from One Normal Plaza, which features sports fields, community garden plots, the Community Activity Center, a food forest, and a new segment of the Constitution Trail. Less than half a mile to the west, the main line of the Constitution Trail provides direct access to multiple parks and Uptown Normal.

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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This location offers exceptional connectivity, sitting approximately one mile from two elementary schools and less than 1.5 miles from both Illinois State University and Uptown Normal.

The property is adjacent to all necessary public services, and the surrounding roadway network is equipped to support future development traffic. Connect Transit's Pink Route runs along the west edge of the site, further enhancing accessibility through public transportation.

All essential utilities are readily available adjacent to the property, including sanitary sewer, storm sewer, water, gas, and electric. The site also benefits from frontage along roads already maintained by the Town, with established access to police, fire, garbage collection, and snow removal services.

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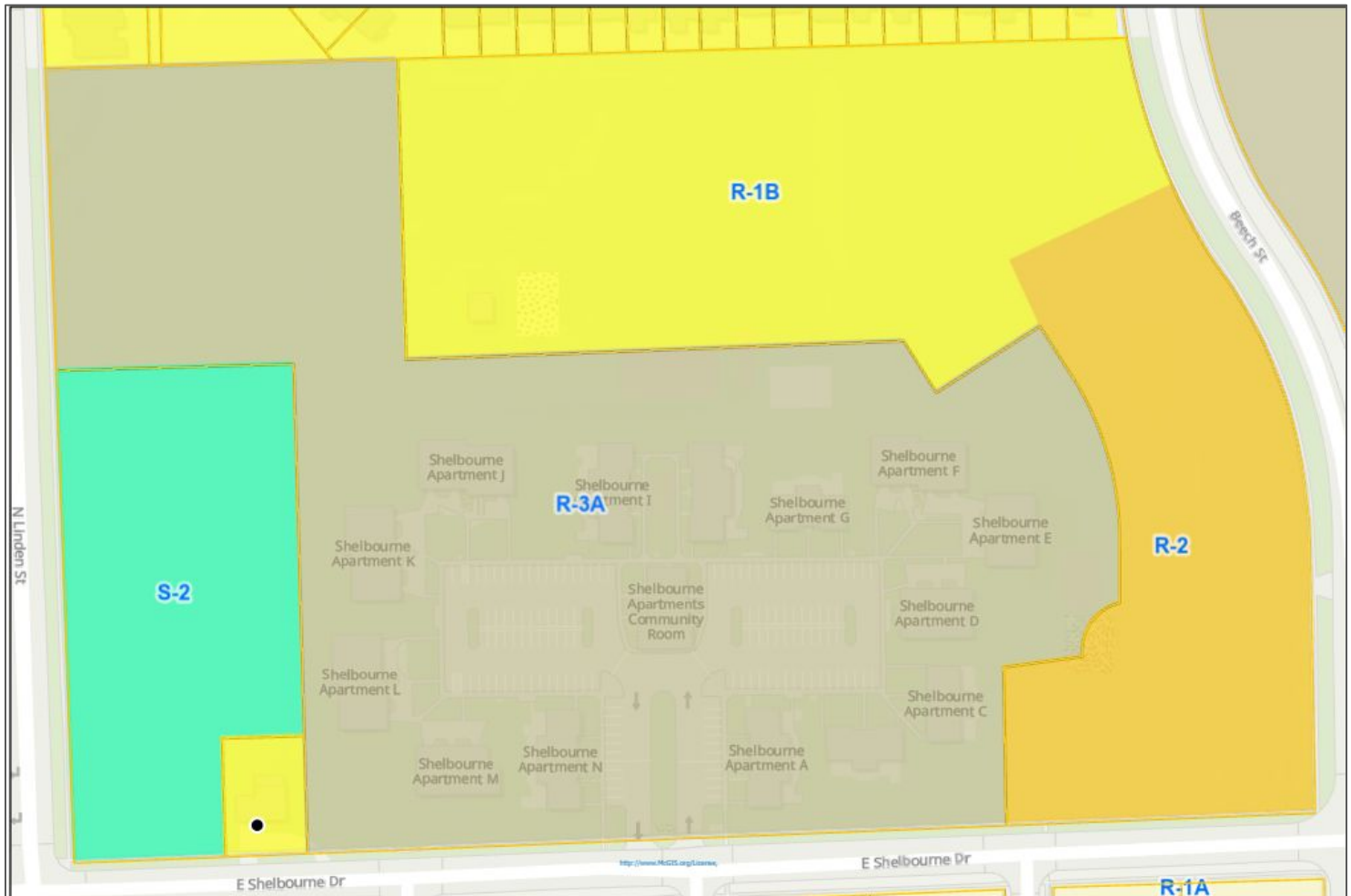


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Current Zoning



Demographics (2025)	1 mile	3 miles	5 miles
Households	6,988	28,664	50,874
Owner	3,789	15,774	29,874
Renter	3,199	12,890	21,000
Population	16,474	70,346	120,212
Household Income	\$91,594	\$94,704	\$99,630

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