



3001 ½ Gill St. Suite A  
Bloomington, IL 61704

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# MAPLE HILL ROAD LOTS BLOOMINGTON, IL



## LOT SIZE

0.93–1.61 acres

## SALE PRICE

\$5.00/SF

## ZONING

B1–General Business District

## ENTERPRISE ZONE

Yes

This is a strong commercial area with six (6) hotels on the west side of I-74/55 totaling 420 rooms, with an additional five (5) hotels that are located immediately east of I-74/55 adding 406 rooms for a total of 837 rooms in the immediate area of the interstate interchange.

There are two large truck stops (TA and Pilot), which service over-the-road truckers. The area also offers abundant shopping and dining options including a Wal-Mart Supercenter, a newly expanded Aldi grocery store, and multiple national chain restaurants, Steak & Shake, Bob Evans, Wendy's, McDonald's, Arby's, Popeye's, Culver's, and so much more.

This subdivision is located en route to the west side industrial community, with Rivian Automotive just a couple of miles away.



*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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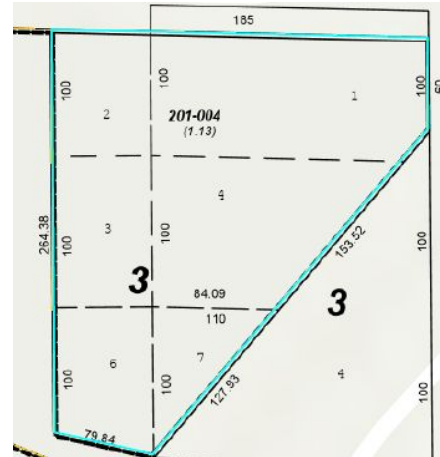
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**Lot 1: 1.13 acres    \$246,114**

Triangular lot visible from the exit ramp of I-55/I-74.

Lot would have great signage from the highway and access to Maple Hill Road from Rt. 9/W. Market Street.

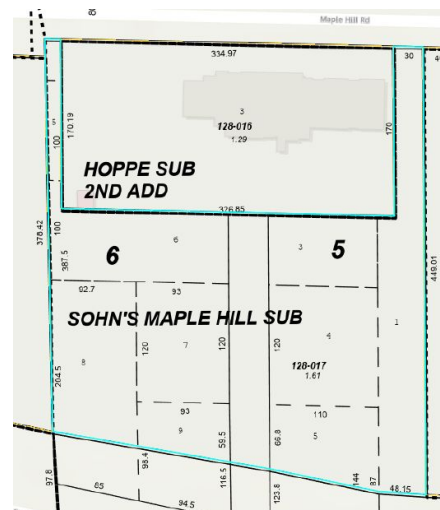
This particular lot could potentially be combined with an additional parcel owned by City.



**Lot 2: 1.61 acres      \$350,658**

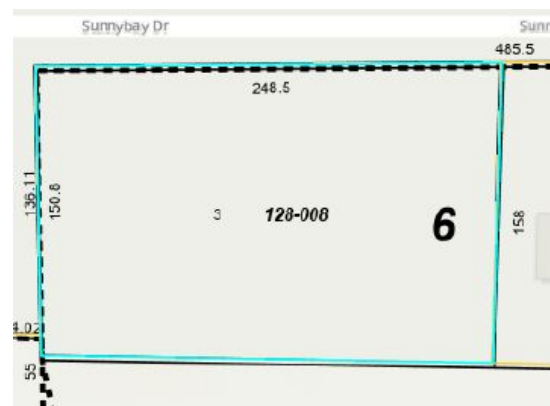
Larger lot that sits directly behind a Ramada Inn with direct frontage on W. Market/Rt. 9.

Aldi has relocated their store directly to the west of this lot and has 2.53 acres of excess ground adjacent to this lot.



**Lot 3: 0.93 acres    \$202,554**

This is a small commercially zoned lot east of Steak & Shake, Hampton Inn and Suites and Comfort Inn and Suites on the northside of Maple Hill Road.



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