DEVELOPMENT GROUND FOR SALE

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

1605 General Electric Rd.
Bloomington, IL 61702

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712

Partnered with: CUSHMAN & WAKEFIELD

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) and Cushman & Wakefield (CW) are proud to offer for Sale these three (3) developable land parcels located on General Electric Road in Bloomington IL.

The available property is currently one (1) large parcel and two (2) smaller parcels. The large parcel (-007) is currently 21.16 Ac and others are 1.82 Ac (-003) & 3.15 Ac (-002) respectively. The entire property features roughly 800' of frontage off General Electric Rd. The larger parcel has a depth of roughly 1200' and the other two are at 990'. The property's only known use over the years was a house that was used by the Supervisor of the General Electric Plant while it was in operation. Ownership is willing to demise the parcels for well qualified users/buyers.

PROPERTY INFORMATION

Address	1605 General Electric Rd. Bloomington, IL 61702
Sale Price	Negotiable
Total Acreage	±26.12 Acres (Divisible)
Zoning	M-1, Restricted Manufacturing District
PIN(s):	14-35-226-007, -008, -002
RE Taxes	$48,022.52 – 2023 payable 2024

The Parcels are located on the east central side of Bloomington-Normal just off Veteran's Parkway/Business I-55/Historic Route 66 on General Electric Road. Veteran's Parkway is the main north/south throughfare running through Bloomington-Normal in McLean County. Local, regional, and national retailers and office users line Veteran's Parkway including 2 malls, numerous power centers, Corporate HQ's, and freestanding office and retail buildings. Central Illinois Regional Airport (CIRA) is less than 2.5 miles directly south. Bloomington-Normal is 134 miles southwest of Chicago, 162 miles northeast of St. Louis, and 175 miles northwest of Indianapolis.

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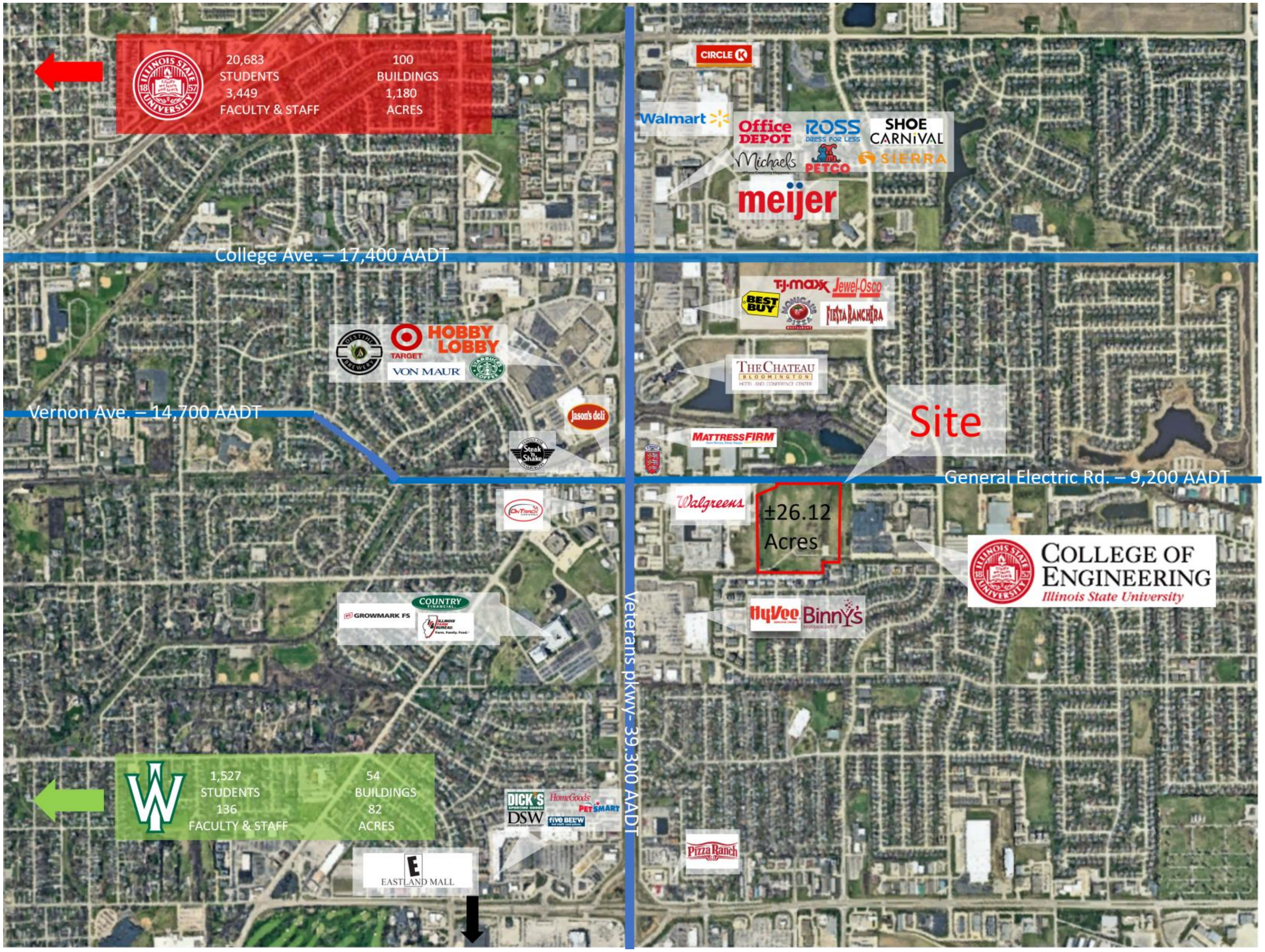
AERIAL



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DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2020 Population (Census)	80,720	126,818	145,869
2023 Population	81,314	128,152	147,076
2028 Population (Projected)	81,647	128,941	147,598
HOUSHOLDS	**3-MILES**	**5-MILES**	**10-MILES**
2020 Households (Census)	32,541	51,911	59,052
2023 Households	33,136	52,969	60,116
2028 Households (Projected)	33,754	54,074	61,216
INCOME	**3-MILES**	**5-MILES**	**10-MILES**
2023 Median HH Income	$81,022	$74,547	$78,283
2023 Avg. HH Income	$119,153	$111,306	$116,745
2023 Per Capita Income	$49,570	$46,820	$48,664
BUSINESS	**3-MILES**	**5-MILES**	**10-MILES**
2023 Total Businesses	2,676	4,170	4,577
2023 Employees	78,888	100,930	106,750
HOUSING	**3-MILES**	**5-MILES**	**10-MILES**
2023 Median Owner Occupied Housing Value	$246,746	$235,148	$246,288
2023 Average Owner Occupied Housing Value	$264,955	$251,132	$261,471
2023 Owner Occupied Percent	57.3%	55.6%	58.8%
2023 Housing Affordability Index	116	112	114

2020 REAL GROSS METROPOLITAN PRODUCT

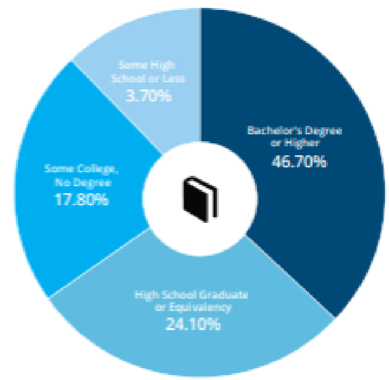
Metro Area	GMP (in billions)
Bloomington-Normal MSA	$12,822,459
Champaign-Urbana MSA	$10,261,046
Decatur MSA	$5,589,315
Peoria MSA	$18,319,037
Springfield MSA	$9,959,868
Illinois (2020)	$737,643,578

Source: Bureau of Economic Analysis

4.3%

June 2023

Unemployment Rate



BLOOMINGTON-NORMAL HOME SALES

Year	Sales	Volume	Avg.
2021	2,239	$491,460,057	$219,500
2020	2,156	$415,812,023	$192,802
2019	2,636	$461,765,458	$175,177
2018	2,849	$501,393,857	$176,061
2017	2,804	$491,791,424	$175,389

Source: Bloomington-Normal Association of Realtors. Figures include both new and existing homes.

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BLOOMINGTON-NORMAL: BY THE NUMBERS

#1

#1 - TOP CITIES FOR RECENT COLLEGE GRADUATE
—— *PennyGeeks.com, 2019*

#1 - HAPPIEST CITY IN AMERICA
—— *Zippia, 2020*

#1 - BEST CITIES TO LIVE IN AFTER THE PANDEMIC
—— *Business Insider, 2020*

#3

#3 - START-UP CITY RANKINGS – ILLINOIS
—— *Midwest Startups, 2021*

#3 -TOP 25 SMALL COLLEGE TOWNS IN AMERICA
—— *USA Today, 2016*

#4

#4 - LEAST STRESSFUL CITIES IN AMERICA
—— *Smart Asset, 2018*

#10

Top 10 MOST LIVABLE COLLEGE TOWNS IN AMERICA
—— *Strategistico, 2022*

#10 - TOP COLLEGE TOWNS
—— *Business Insider, 2017*

#10 BEST AFFORDABLE PLACES TO LIVE FOR FAMILIES IN AMERICA
—— *Liveability, 2016*

#20

Top 20 MOST LIBALE SMALL CITIES IN THE US (#11 – 2020)
—— *Smart Asset, 2022*

#25

#25 - BEST SMALL PLACES FOR BUSINESSES AND CAREERS IN THE US
—— *Forbes, 2015*

#64

#64 - Best Places to Live in the US
—— *Libability, 2022*

MAJOR EMPLOYERS

Company	2021
State Farm Insurance Co.	13,000+
Rivian	5,532
Illinois State University	3,885
COUNTRY Financial	3,718
Unit 5 Schools	2,432
Carle BroMenn Hospital	2,278
Heritage Operations Group	2,000
OSF HealthCare	1,286
City of Bloomington	1,008
District 87 Schools	800
McLean County, Government	769
Afni, Inc.	615
GROWMARK, Inc.	522
Bridgestone	502
Illinois Wesleyan University	482
Town of Normal	374
Heartland Community College	369
Tentac Enterprises	348
Ferrero USA	300
Heartland Bank	262
IAA/Illinois Farm Bureau	250

Source: HR Representatives from each company/ organziation. Figures are self-reported and non-scientific, not intended to be used as a time series.

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COMMUNITY- EDUCATION

COLLEGES

Heartland Community College — Established in 1990 and classes were first offered in the fall of 1991. Since then, enrollment has grown to about 9,000 credit students and 17,000 non-credit enrollments. Heartland offers 13 associate and transfer degrees and 34 certificates.

Illinois State University — Founded in 1857, ISU was the first public university in Illinois. With an enrollment of more than 28,000 domestic and international students, ISU has seven colleges and 35 academic departments that offer 150 majors.

Illinois Wesleyan University — Founded in 1850, Illinois Wesleyan University in Bloomington is a nationally recognized, exclusivel undergraduate university that enrolls over 1,600 students from across the nation and around the globe. Illinois Wesleyan University offers over 35 majors, minors, pre-professional and professional programs.

63

Parks

10

Public school districts

9

Private schools

2

ISU laboratory schools

2500

acres of parks in McLean County

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OFFERING HIGHLIGHTS

- Divisible
- Adjacent to main throughfares
- Utilities to Site
- Existing Curb Cut