

# DEVELOPMENT GROUND FOR SALE



E. Veterans Pkwy. – 27,200 VPD

Morrissey Dr. – 11,600 VPD

E. Hamilton Rd – 3,550 VPD

**SITE**

**1801 Hamilton Rd.  
Bloomington, IL 61704**

**AJ Thoma III, CCIM, SIOR**  
O: 217.403.3425  
E: AJT@CBCDR.com

**Dana Flinn-Freeland**  
O: 217.318.3496  
E: DANA@CBCDR.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

## CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Summary ("CS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CS contains descriptive materials, and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CS and/or any other Information concerning the Property; (5) you will not provide this CS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

# DEVELOPMENT GROUND FOR SALE



COLDWELL BANKER  
COMMERCIAL  
DEVONSHIRE  
REALTY

## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) and Cushman & Wakefield (CW) are proud to offer for Sale this 8.68 acre development site in Bloomington IL.

The parcel is on the southeast corner of Hamilton Rd, & Morrissey Dr./US150 in southeast Bloomington and features roughly 300' of frontage on Morrissey Dr. & 1200' of frontage on Hamilton Rd. Currently the property is being farmed but has never been developed. The property is zoned B1 – General Commercial and provides for a wide variety of uses. For a full list of approved uses, please visit:

<https://ecode360.com/34414717>.

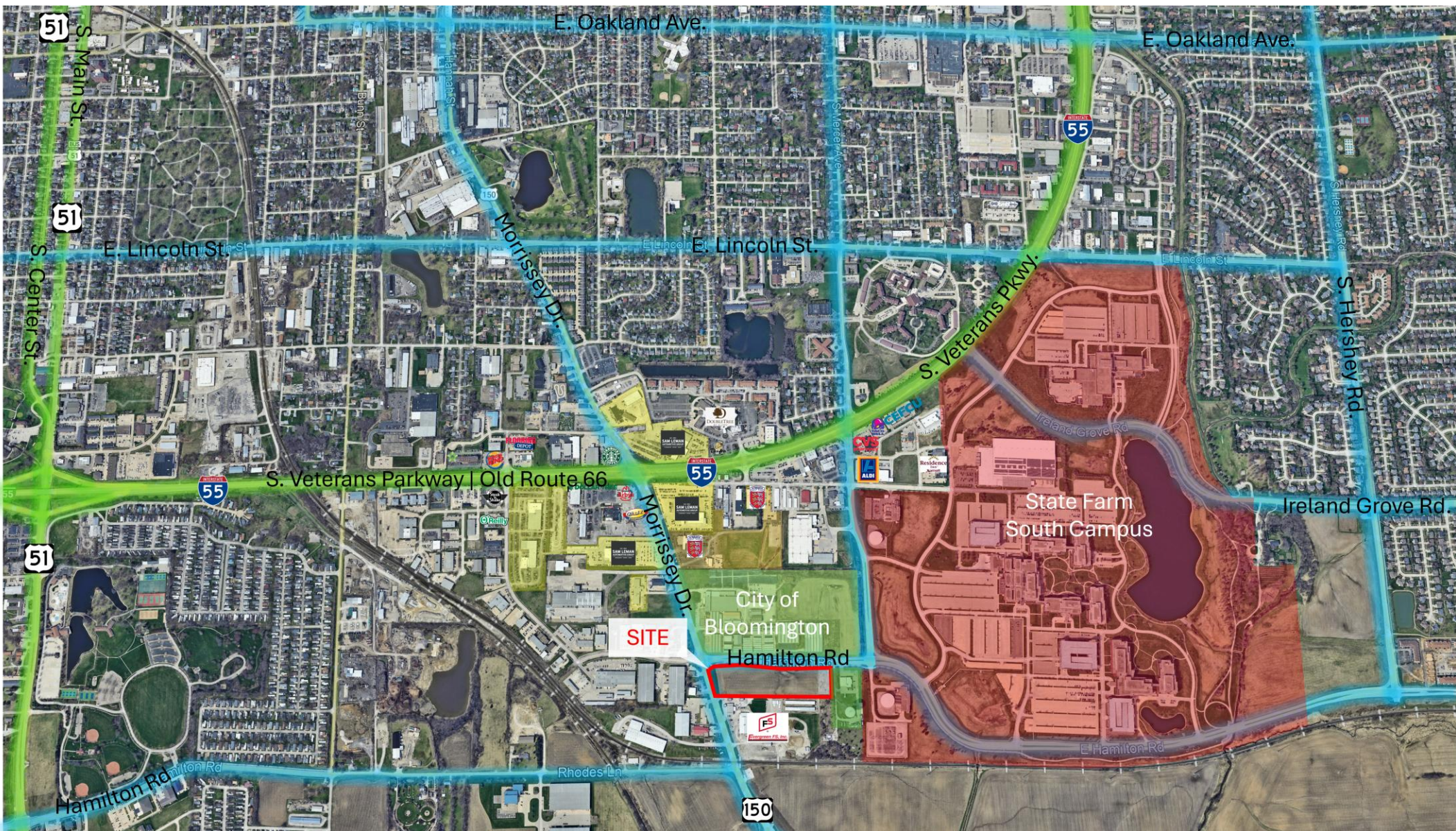
## PROPERTY INFORMATION

<b>Address</b>	1801 Hamilton Rd. Bloomington, IL 61704
<b>Sale Price</b>	\$2,268,604
<b>Total Acreage</b>	±8.68 Acres
<b>Zoning</b>	B1 – General Commercial
<b>PIN(s):</b>	21-15-276-012
<b>RE Taxes</b>	\$476.16 – 2023 payable 2024

The property is located roughly .4 miles south of Veterans Parkway/I-55/Old Route 66 on the Southeast side of Bloomington-Normal. 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. Bloomington-Normal is 134 miles southwest of Chicago, 162 miles northeast of St. Louis, and 175 miles northwest of Indianapolis.

# DEVELOPMENT GROUND FOR SALE

## AERIAL



# DEVELOPMENT GROUND FOR SALE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

## CONTACT

**AJ Thoma III, CCIM, SIOR**

Executive Vice President

**CBCDR**

Illinois Licensed Real Estate Broker

**C: 217.520.3299**

**O: 217.403.3425**

**[ajt@cbcdr.com](mailto:ajt@cbcdr.com)**



**Dana Flinn-Freeland**

Executive Broker Associate

**CBCDR**

Illinois Licensed Real Estate Managing Broker

**C: 630.544.7952**

**O: 217.318.3496**

**[dana@cbcdr.com](mailto:dana@cbcdr.com)**



## OFFERING HIGHLIGHTS

- Adjacent to main throughfares
- Utilities to Site
- B1 – General Commercial Zoning
- Existing Curb Cut