

Property Details:

- Land Area Parcel A: ± 12.99 Acres
Land Area Parcel B: ± 12.50 Acres
- Incredible development opportunity with below market financing for site, infrastructure, and building improvements (Standard loan underwriting criteria required)
- Wholesale electric rates available to end user for a negotiated time
- All utilities at site including fiber optics (Natural gas available but not at site)
- Zoning: Industrial/Business
- 2016 Real Estate Taxes: Parcel A: \$1,470.08
Parcel B: \$1,444.02
- Regulatory clearances on file and available on request
- **Tax Increment Financing (TIF) and Enterprise Zone possible**

Sam Nichols
Managing Broker
(217) 494-0800



For more information contact:

sam@truecres.com

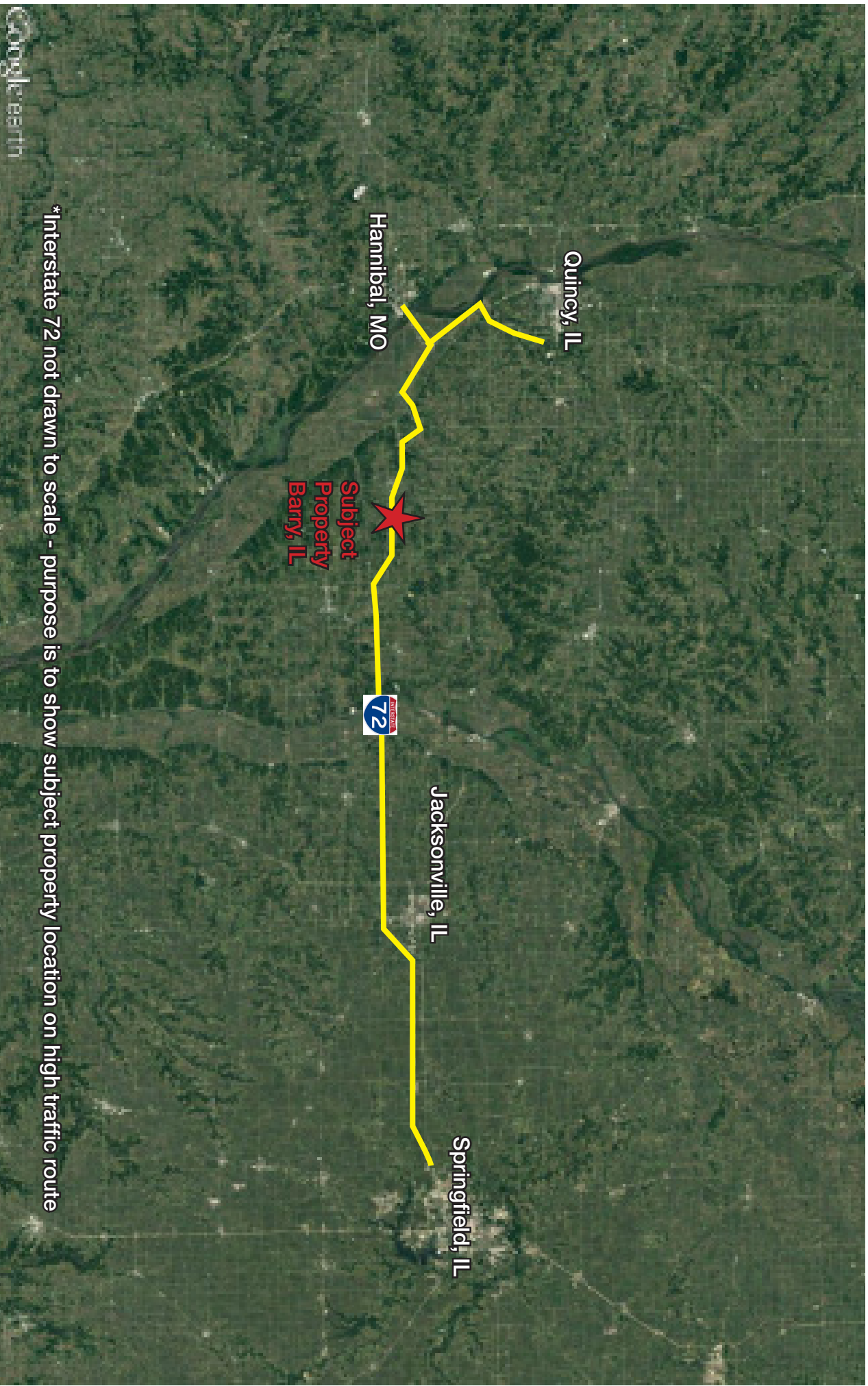


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I-72 Cloverleaf Wide Aerial



***Interstate 72 not drawn to scale - purpose is to show subject property location on high traffic route**

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