



## Property Details:

- Land Area: ± 6.28 Acres
- Located at the I-55 & Sangamon Ave. cloverleaf exchange - A very popular Northeast quadrant of development
- West side of I-55 & along Sangamon Ave. has experienced tremendous commercial/retail development. Business include: Super Walmart, Lowes Home Improvement, Menards Mega Center, Halls Harley Davidson, many restaurants, fast food establishments and gas/convenience stores (See attached Aerial Map)
- Property is located in the Springfield/Sangamon County Enterprise Zone which offers a mix of state and local incentives for businesses (See attached information and form)
- Current Zoning: City I:1 Light Industrial
- 2021 Real Estate Taxes:
- Owner will consider splitting parcel

**Sam Nichols**  
Managing Broker  
(217) 494-0800



For more information contact:

[sam@truecres.com](mailto:sam@truecres.com)





# Rt 54 & Gatlin Dr.

Aerial



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.

2815 Old Jacksonville Rd., Suite 105  
Springfield, Illinois 62704 [www.truecre.com](http://www.truecre.com)

### Sangamon County GIS

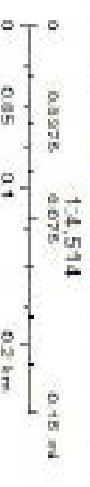


May 15, 2018

**Office Of**  
**Supervisor of Assessments**

**Sangamon County GIS**

Although our accuracy standards have been employed in the compilation of this map, Sangamon County does not warrant or guarantee the accuracy of the information contained herein and its data is provided as is, without any error or omission in this map.



Parcel Number: 0028 09/12/2018

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.

# True

# Rt. 54 & Gatlin Dr.

Enterprise Zone Information

## Springfield/Sangamon County Enterprise Zone



The Springfield/Sangamon County Enterprise Zone is a state and local partnership jointly administered by the Illinois Department of Commerce and Economic Opportunity, City of Springfield and Sangamon County.

The Enterprise Zone offers a mix of local and state incentives primarily to help retain, expand and attract business to the City of Springfield & Sangamon County.

Various tax credits, exemptions and property tax abatements are offered in order to encourage job creation, capital investment as well as reduce operating and construction cost.

The Springfield/Sangamon County Enterprise Zone will expire on December 31, 2030.

CITY OF SPRINGFIELD OFFICE OF  
PLANNING & ECONOMIC  
DEVELOPMENT  
800 E. Monroe, Suite 107  
Springfield, IL 62701  
www.springfield.il.us/oped  
Phone: 217-789-2317  
Fax: 217-789-2380  
Email:  
text: whetzel@springfield.il.us

### Enterprise Zone Benefits

#### Sales Tax Deduction

All building materials purchased and physically incorporated into the new construction or rehabilitation of a building located within the Springfield/Sangamon County Enterprise Zone are exempt from all sales tax provided that a building permit is required as well as a completed project and Contractor application form (Addendum A & B). A Certificate of Eligibility for Sales Tax Exemption is required and may be obtained from the Office of Planning and Economic Development following the issuance of a building permit. The Certificate of Eligibility must be presented to the retailer from which building materials are purchased. Please contact Tom Whitford to verify an address is in the Enterprise Zone and to obtain a Certificate of Eligibility. If an applicant requests for certification for a project that does not require a building permit according to the regulations, ordinance and resolution of the City of Springfield, the Zone Administrator may still approve a Certificate of Eligibility in certain circumstances.

#### Certificate Holder Reporting Requirements

Businesses and individuals who have received a Building Materials Exemption Certificate must annually report to the Illinois Department of Revenue. Reports are due no later than May 31 of each year and shall cover the previous calendar year. Failure to report data may result in liability to receive retroactive. For more information on reporting requirements, visit the FAQ pages on the Department of Revenue's, [www.tax.illinois.gov](http://www.tax.illinois.gov).

#### Property Tax Abatement

New construction or rehabilitation of property located in the Enterprise Zone may qualify for a property tax abatement of the City of Sangamon County portion of real estate taxes based on the increase in assessed value of property due to the improvements. No abatement shall include both Sangamon County and City of Springfield real property taxes. Property located in a Tax Incremental Finance District is not eligible for property tax abatement according to state guidelines.

In order to receive property tax abatement, the Springfield/Sangamon County Enterprise Zone Administrator must receive a formal written request for the abatement of the property and the request must be approved by the Enterprise Zone Administrator. The formal written request includes submission of a completed Project Application Form ( Addendum A). Entities receiving property tax abatement within urban organized Sangamon County for eligible projects must agree to maintain a minimum of 90% of the employment levels at that location as described in the written request. Entities must also meet the required increase in assessed valuation as a result of the project in the form of a notice of Assessor's Change from the Sangamon County Supervisor of Assessments Office or similar documentation as deemed appropriate by the applicable Springfield/Sangamon County Enterprise Zone Administrator.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.

2815 Old Jacksonvile Rd., Suite 105  
Springfield, Illinois 62704 [www.truecre.com](http://www.truecre.com)



Rt. 54 & Gatlin Dr.

Enterprise Zone

**City - Targeted Inducement Criteria-** The targeted inducement for specified projects will be 100% abatement of the city's portion of the taxes dependent upon the timing of the final assessment but no later than December 31, 2030.

**City - Targeted Inducement Eligible Criteria**

- 1. **Anchor/retail or Manufacturing Projects and other businesses that fall within the North American Industry Classification Sector 31-33 and all sub-sectors therein.**
- 1. **Large Business Projects,** defined as projects with new capital investments of \$10 million or more and/or create 100 or more new full-time jobs.
- 2. **Anchor/retail with the specific NAKES sub-sectors of Outpatient Care Centers, Medical and Diagnostic Laboratories, and General Medical and Surgical Hospitals.**
- 3. **Professional, Scientific, and Technical Services** including: computer programming services, computer systems design services, and research and development in the physical, engineering and life sciences.

**City - General Inducement Criteria**

All projects that result in more \$25,000 in increased assessed value and fall within one of the following categories:

1. Commercial and industrial projects that do not meet the Targeted Inducement Criteria
2. Single-family and multi-family residential projects

The General Inducement for these projects are stated on a sliding scale of 100% the first year, 75% second year and 50% the third year

**City - Area Impact Inducement Criteria:**

All projects that result in over \$25,000 in increased assessed value and are located within one of the City's Community Development Block Grant Treatment Areas and Enterprise Zone will receive a 100% abatement on the City portion of the increase valuation dependent upon the timing of the final assessment but no later than December 31, 2030.

**Springfield Economic Development Tax Abatement:**

- **Eligible Springfield County Projects** will be abated for ten years or until expiration/termination of the Springfield-Sangamon County Enterprise Zone. The following abatement schedule shall be followed.
- For taxes levied in the first five years of abatement: 100%
- For taxes levied in the second five years of abatement: 50%

**Sangamon County Criteria:**

Property located in unincorporated Sangamon County and within the boundary of the Enterprise Zone, as established by the Department, and upon which new improvements with a value in excess of \$100,000 Dollars.

*Property Tax Abatement (Special Condition): An owner shall not be eligible for a special annual tax abatement unless the owner is the owner of the improvements at the time of the installation or addition or existing improvements on such parcel.*

**State Benefit**

**Investment Tax Credit**

A state investment tax credit of 0.5 percent is allowed a taxpayer who invests in qualified property in an enterprise zone. This credit is in addition to the regular 0.5 percent investment tax credit that is available throughout the state. The investment tax credit for qualified property refers to property that is new or used, including buildings and structural components of buildings. The property must be used in the enterprise zone by the taxpayer. The property must not have been previously used in Illinois by the taxpayer. The credit shall be allowed for the year in which the property was placed in service. If the credit exceeds the tax liability for that year, such excess may be carried forward and applied to the tax liability of the five taxable years following the excess credit year. If there is additional credit from subsequent investments in qualified property, the credit accruing first in time shall be applied first.

**Machinery & Equipment Tax Exemption**

The "Illinois Retailer Occupational Tax Act" authorizes eligible businesses a state sales tax exemption for tangible personal property to be used or consumed within an enterprise zone in the process of manufacturing or assembly of tangible personal property for wholesale or retail sale or lease. This exemption includes repair and replacement parts and equipment, manufacturing tools, materials, lubricants, abrasives, and other materials and supplies for the maintenance, repair, or operation of machinery, equipment, and pollution control devices. Eligibility is based upon the business being located within an enterprise zone and making an investment of \$5 million and creating a minimum of at least 200 full time equivalent jobs, or making an investment of \$40 million and retaining 2,000 full time equivalent jobs, or 90% of the full time jobs that were in place on the date the exemption was granted.

**Utility Tax Exemption**

A state utility tax exemption on gas, electricity, and the Illinois Commerce Commission's administrative charge is available to businesses in enterprise zones. Eligible businesses must make an investment of at least \$5 million and create a minimum of 200 full time equivalent jobs in Illinois, or an investment of \$30 million that retains at least 1,000 full time equivalent jobs in Illinois. The majority of the jobs created must be located in the enterprise zone where the investment occurs.

**Enterprise Zone Boundary Amendments**

In addition to the Springfield-Sangamon County Enterprise Zone may be considered under special and unique circumstances, the Enterprise Zone Administrator will consider extending the zone boundaries for qualified projects. This process is subject to the approval of the Sangamon County Board, the Springfield City Council and the State of Illinois, Department of Commerce and Economic Opportunity. Boundary amendment requests may be subject to an application fee.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OR ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.



Rt. 54 & Gatlin Dr.  
Enterprise Zone Information

PROJECT APPLICATION FOR ELIGIBILITY FOR SALES TAX EXEMPTION

SPRINGFIELD-SANGAMON COUNTY ENTERPRISE ZONE

800 E. MONROE, P.O. 107  
Springfield, IL 62701  
Office-217-789-1377  
Fax-217-789-2180

SPRINGFIELD-SANGAMON COUNTY ENTERPRISE ZONE

CONTRACTORS APPLICATION  
BUILDING MATERIALS EXEMPTION

Name of Business/Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

City/Zone/Zip: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Project Representative: \_\_\_\_\_

Project Description: \_\_\_\_\_

Total Project Cost \$ \_\_\_\_\_ Land \$ \_\_\_\_\_ Building \$ \_\_\_\_\_

Current Employees \_\_\_\_\_ Jobs Created \_\_\_\_\_ Jobs Destroyed \_\_\_\_\_

NAICS Code \_\_\_\_\_ Property ID Number \_\_\_\_\_

FEDIN \_\_\_\_\_

Please attach building permit and a separate Contractor Application Form (Addendum D) for each contractor purchasing material for the project with the construction materials list.

Signature - Project Representative \_\_\_\_\_ Date \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Include Employee Identification Number (EIN) or Applicant ID: \_\_\_\_\_

Project Address: \_\_\_\_\_

Average Sales Tax Rate \_\_\_\_\_

Estimated Project Amount \_\_\_\_\_

Itemize Purchases on Materials: \_\_\_\_\_

The following information is required by the Illinois Department of Revenue to process the application for the Enterprise Zone Sales Tax Exemption per Public Act 97-963 passed in August of 2012

\* Requirement: You are a sole proprietor using a Social Security Number as your business identification number, you must first obtain an Applicant ID through the Building Materials Exemption Certificate program at www.illinois.gov and bring your Applicant ID to the Zone Administrator to apply.

Certification of Eligibility:

I, \_\_\_\_\_, certify that the project named above is located within the Springfield-Sangamon County Enterprise Zone and is eligible for the Local Sales Tax Exemptions on building materials associated with this project.

Teri Whitfield, Zone Administrator \_\_\_\_\_ Date \_\_\_\_\_

Addendum A

Addendum B

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN OR ANY TO BE IMPLIED.

2815 Old Jacksonville Rd., Suite 105  
Springfield, Illinois 62704 [www.truecre.com](http://www.truecre.com)