

DEVELOPMENT GROUND FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



E. Veterans Pkwy. – 27,200 VPD

Morrissey Dr. – 11,600 VPD

E. Hamilton Rd – 3,550 VPD

SITE

E. Hamilton Rd

1801 Hamilton Rd.
Bloomington, IL 61704

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CHAMPAIGN, IL | 217.352.7712

Partnered with:



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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>.

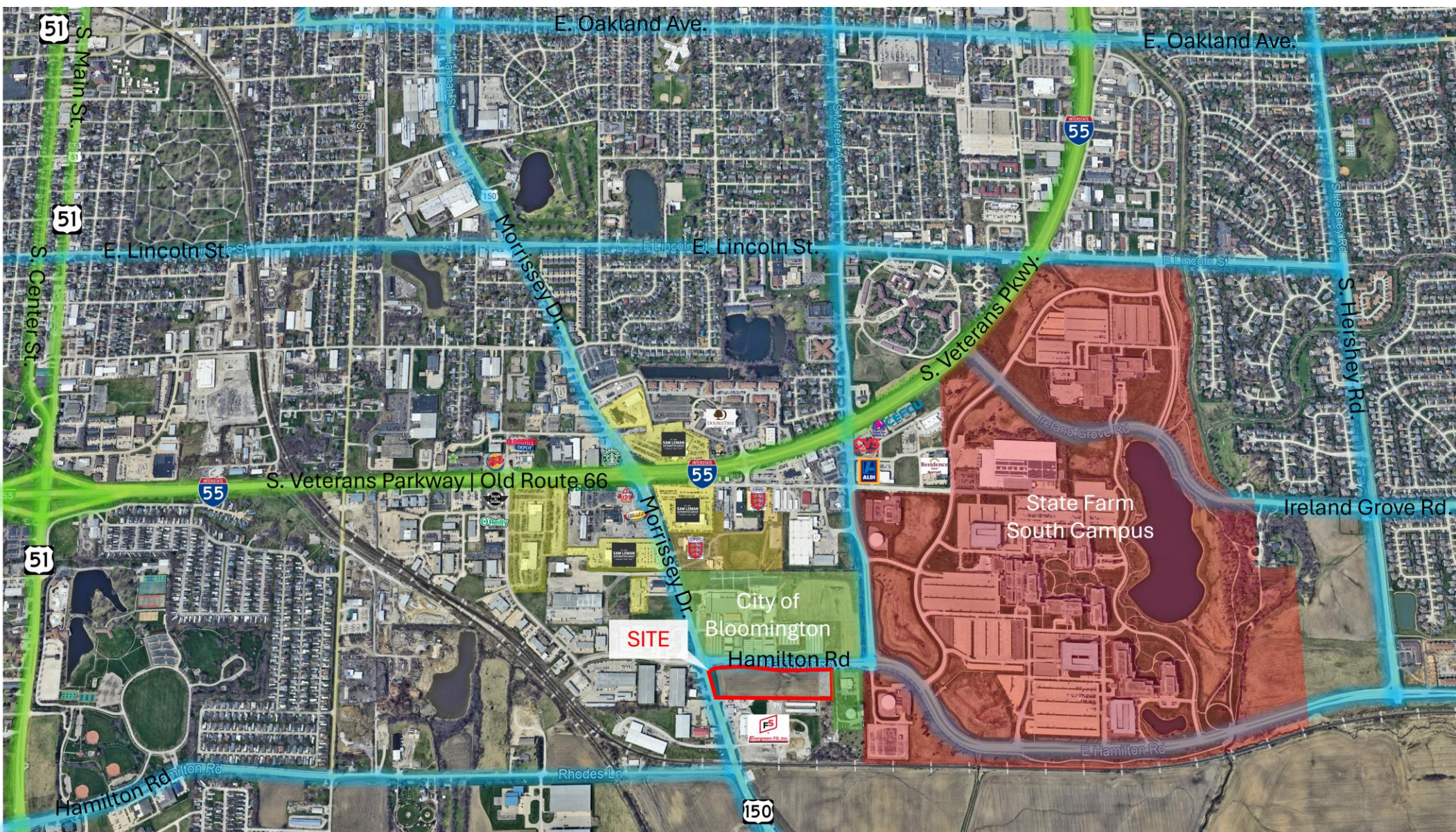
PROPERTY INFORMATION

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

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AERIAL



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CONTACT

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OFFERING HIGHLIGHTS

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