



I-74 & IL-54 Development Opportunity

City of Farmer City, IL

DEVELOPMENT SITE

Prime 20-acre site greenfield development opportunity located at the northwest corner of I-74 and IL-54 in Farmer City

- Located at the gateway to Farmer City (1.5 miles from Downtown Farmer City)
- Currently owned by the City of Farmer City (DeWitt County)
- City has authorized funds for infrastructure extension to the Site

LOCATED AT CENTER OF REGIONAL TRANSPORTATION NETWORK

- Excellent visibility with direct frontage on I-74
- Drive times to nearest major cities:
 - 30 minutes (NW) to Bloomington and 20 minutes (SE) to Champaign
 - 45-50 minutes (SW) to Decatur
- Moderate traffic counts to support end-user

THE OPPORTUNITY

Site purchase from the City of Farmer City for development as **gas station/travel center with supportive restaurant uses:**

- Commitment to extend utilities to Site (anticipated completion in Fall 2019)
- As-of-right zoning approvals and entitlements for retail uses
- Potential financial incentives include tax increment financing (TIF), business district sales tax rebate, and others (based on negotiations)



PARTNER WITH US

The City of Farmer City has a pro-growth attitude, policies and procedures, and goes above and beyond to build its economic base by considering mutually beneficial financial incentive agreements and providing support for businesses looking to locate in Farmer City, including:

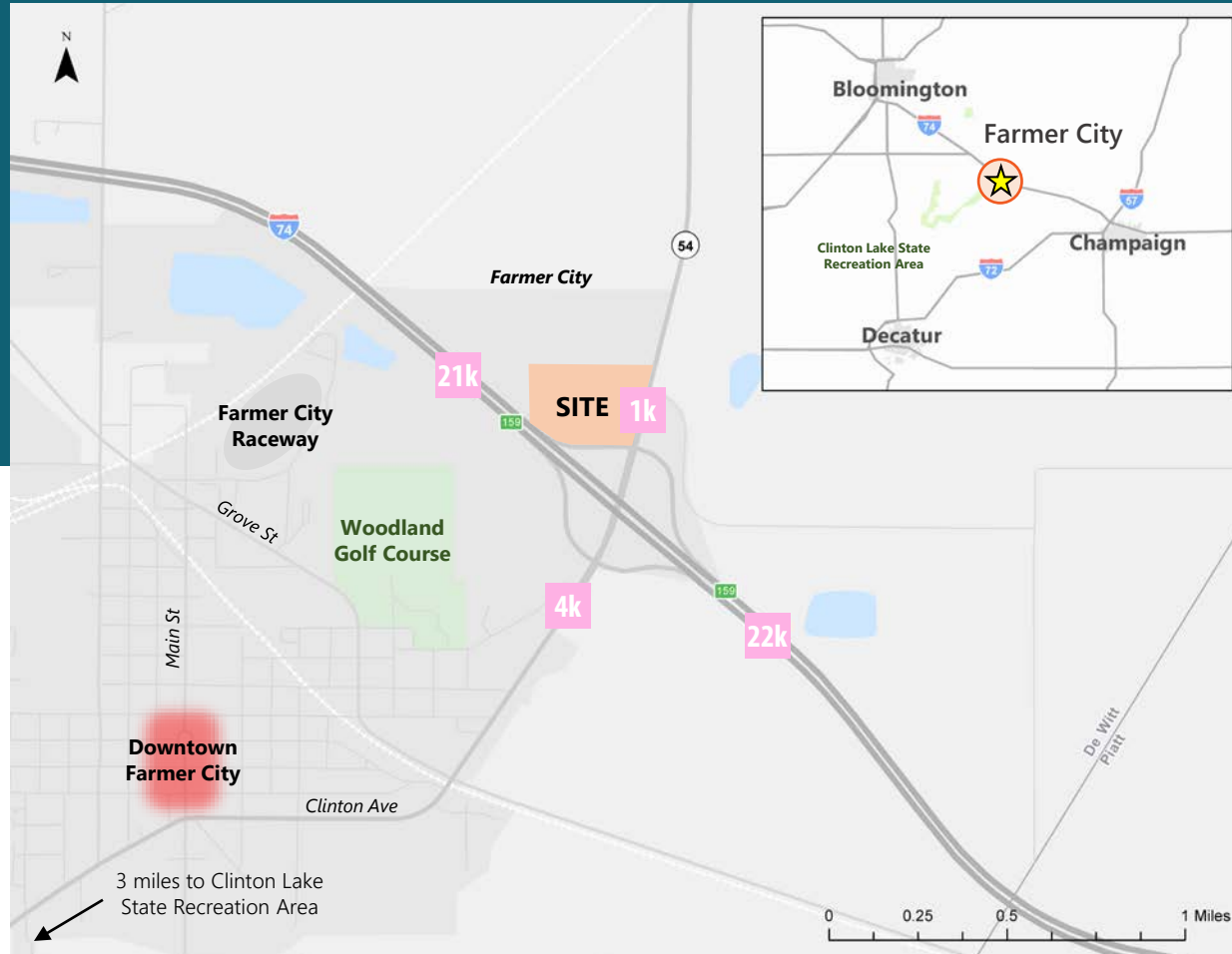
- Serving as a business advocate and intergovernmental liaison;
- Providing Tax Increment Financing (“TIF”), Business District assistance, and/or more;
- Expediting permits;
- Assisting the development community; and,
- Engaging with property owners.

OPPORTUNITY TO SERVE LOCAL EMPLOYEES AND RECREATIONAL VISITORS

- Home to agriculture-related businesses (Monsato, Remington Seed, Heartland AG)
- Primary point of access between I-74 and 9,300-acre Clinton Lake State Recreation Area, with 970,000+ annual visitors
- Farmer City Raceway
- Woodland Country Club
- Farmer City BMX track

CONTACT

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00 Daily Traffic Counts

Source: ESRI, Illinois Department of Transportation (IDOT)

OTHER KEY FARMER CITY ASSETS

- Daytime Population: 2,500+
- Median HH Income: \$50,151