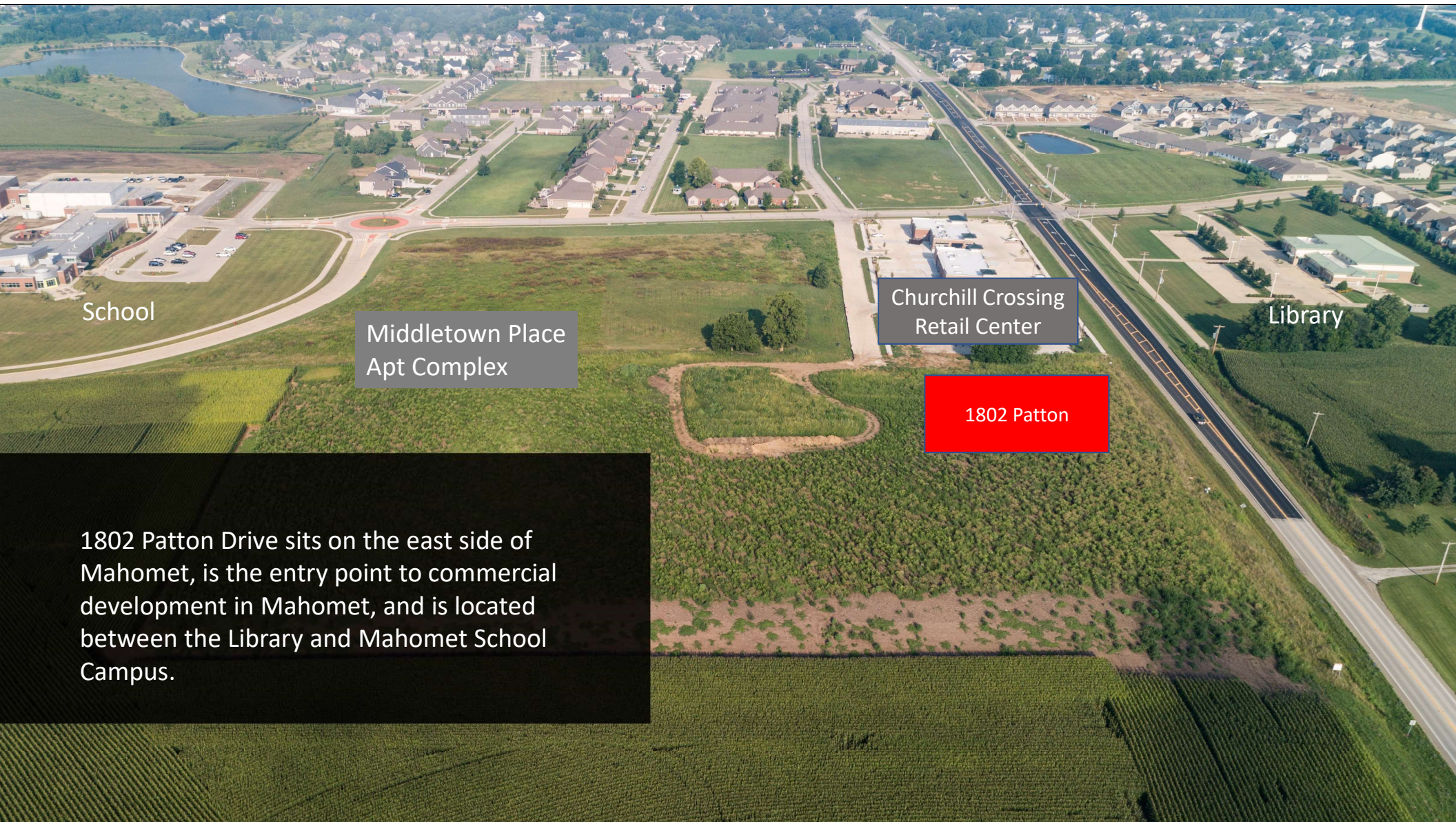




1802 Patton Drive
Mahomet, IL 61853

- Cost of Land: \$261,360 per acre
- Size of Land: 3.23 acres, with option to subdivide to 1 acre
- Zoning: C-2 General Commercial District
- Utilities: To site
- Trade Area Population: Approximately 20,000
- Demographics: 65% white collar, 35% blue collar, 36.8 median age, 70% married, \$91,292 median household income
- Other Businesses: McDonald's, Edward Jones, Verizon Wireless, Ace Hardware, Arby's, CVS, Walgreens, Monical's Pizza, JT Walkers, Subway, Dollar General, Casey's, Dairy Queen
- Traffic Counts: 10,100
- Growth and Stability: Population growth of over 50% every 10 years since 1970. Median household income has increased by 56% since 2000. Median home and condo values have increased by 100% since 2000.

Tabeling Development Co.



School


Middletown Place
Apt Complex

Churchill Crossing
Retail Center

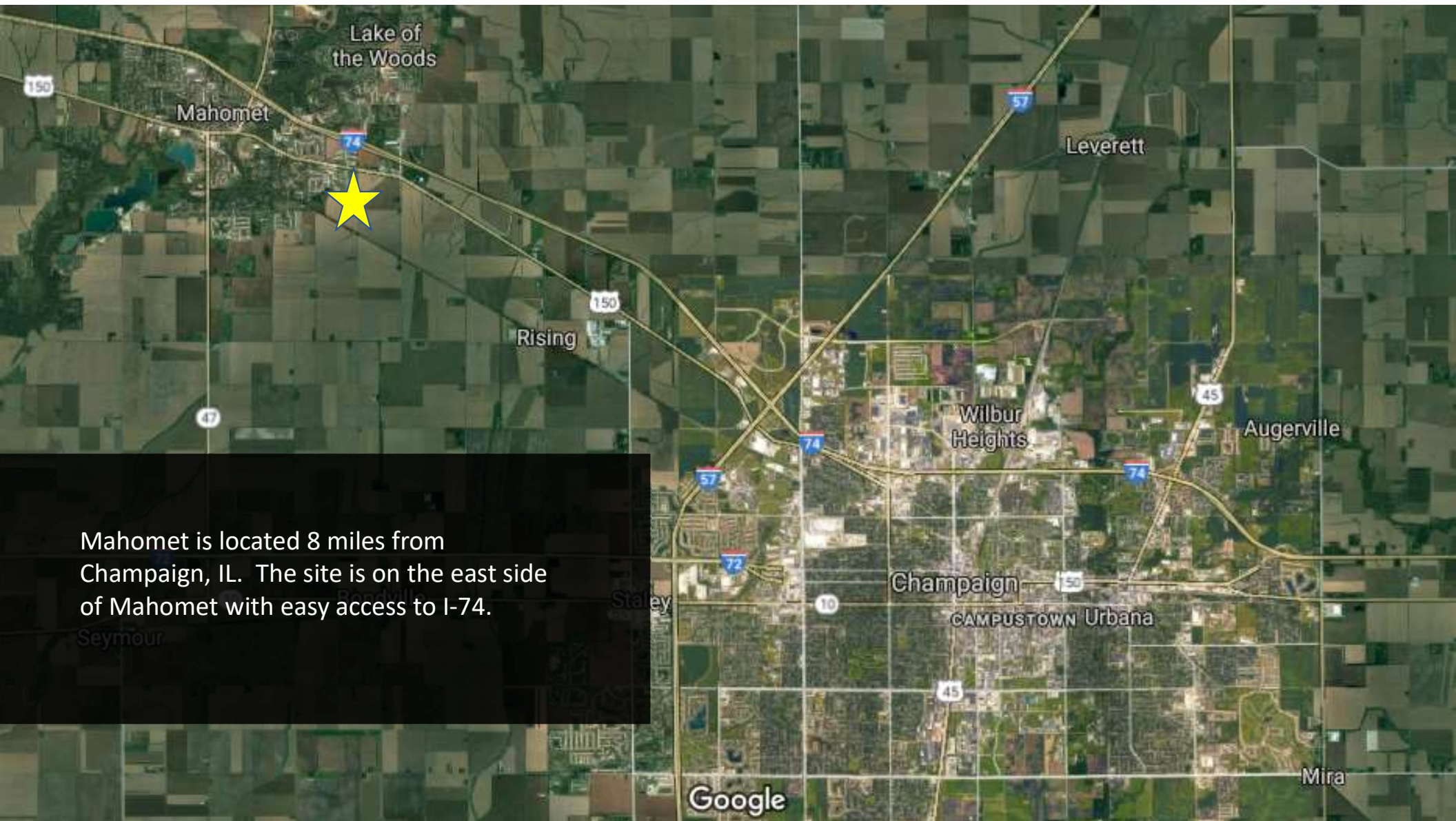
Library

1802 Patton

1802 Patton Drive sits on the east side of Mahomet, is the entry point to commercial development in Mahomet, and is located between the Library and Mahomet School Campus.

A photograph of a two-story brick commercial building under a clear blue sky. The building features a prominent corner entrance with a small roof overhang supported by decorative brackets. The Verizon logo is mounted on the brick wall above the entrance. To the right, the Edward Jones logo is visible above a set of glass doors. The building has multiple windows with black awnings and black light fixtures. A paved parking lot with yellow markings is in the foreground, and a gold car is parked on the right side.

Churchill Crossing: Verizon Wireless, and Edward Jones are current tenants, with strong interest from others.



Mahomet is located 8 miles from Champaign, IL. The site is on the east side of Mahomet with easy access to I-74.