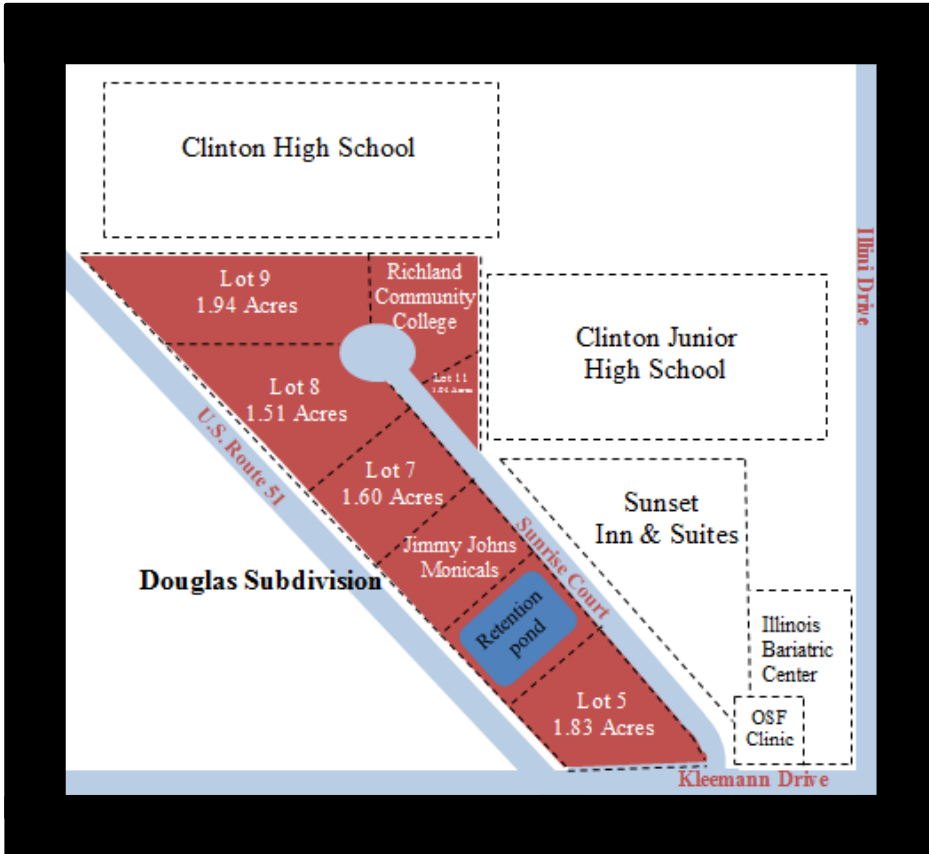


Douglas Subdivision



The Douglas Subdivision is an ideal area for opening a new location with quick access from traffic-heavy Route 51 and close proximity to the Clinton Junior High and High School. Great site for restaurant, retail and entertainment. The property faces Route 51 with 5 lots available.

Property Details:

- Directly off of US Rt 51 and .8 miles from State Rt 54
- Average daily traffic volume 15,500 at US Rt 51
- Adjacent to the locally owned, successful suite hotel, Sunset Inn
- Tax Increment Financing (TIF) District encourages new growth with public funds to assist new businesses
 - Examples of eligible projects:
 - land acquisition
 - construction of public works improvements
 - survey and plans
 - financing costs include interest assistance

- County seat of DeWitt County
- Centered between Bloomington/Normal • Springfield • Champaign/Urbana • Decatur
- 160 miles from Chicago • St. Louis • Indianapolis
- Since 1969 the State renowned Apple and Pork Festival has hosted 80,000 visitors each year
- Home to Clinton Lake – 9,300 acre State Recreational Area Facility
- Over 1 million tourists come to Clinton every year to visit two State Parks

Population (15 minute Drive Time)

2010 Census.....	13,581
2000 Census.....	14,132
1990 Census.....	19,745

Households

2010 Census.....	5,570
2000 Census.....	5,707
1990 Census.....	8,720

Income

2010 Median Home Value.....	104,011
2010 Household Income.....	52,993
2010 Median per Capita Income.....	26,177



For more information contact:

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