



# Route 32 Commercial Center

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Lots Available at \$29,900 per acre



**Tabelaing  
Development**

# Property Information

## Infrastructure

City is providing utilities to each lot: gas, electric, water, and sanitary

## Building Incentives

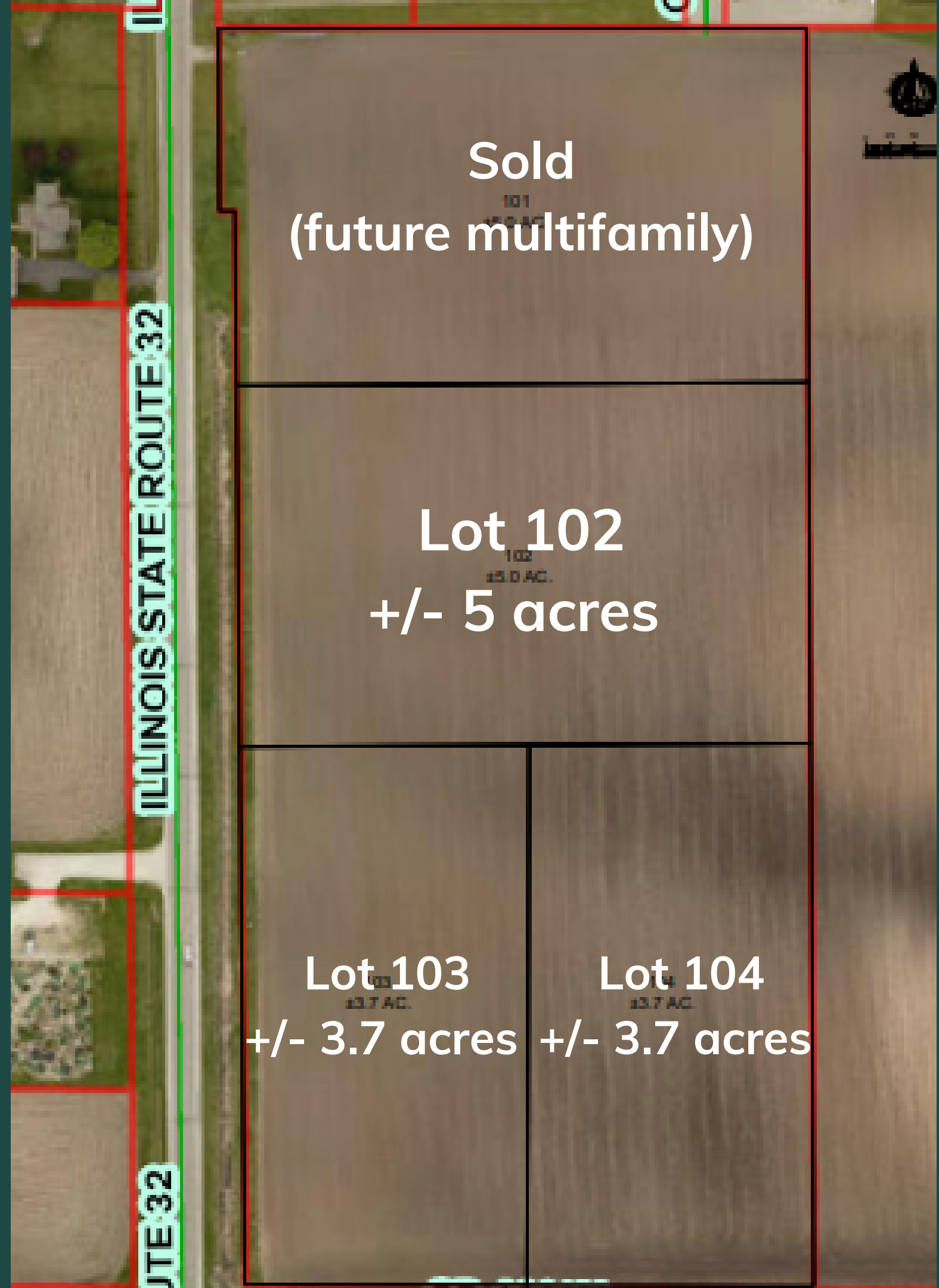
Development is located in a Qualified Opportunity Zone

1% interest build-out loan is available from the City of Sullivan

## Prime Location

Site is located on Route 32 just a couple miles north of Lake Shelbyville

Across from HydroGear and Agri-Fab headquarters



# OPPORTUNITY ZONES

Qualified Opportunity Zones (OZONES) were created as a part of 2017's Tax Cuts and Jobs Act.

The current OZONE designations will remain in effect until 12/31/2028.

- Deferral of capital gains taxes on OZONE investments until 12/31/2026.
- Reduction of up to 15% of capital gains taxes.
- 100% of gains generated from OZONE investment is excluded from taxable income if asset is held at least 10 years.

OZONE investments are limited to equity investments in real estate, businesses, and business assets that are located in OZONES.

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# CONTACT US FOR MORE INFORMATION

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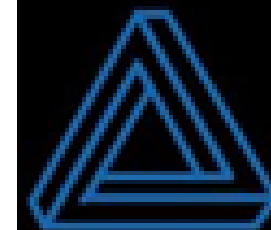
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