



Prairieview Commons

*The New Commercial
Entry Point of Mahomet, IL*



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Location

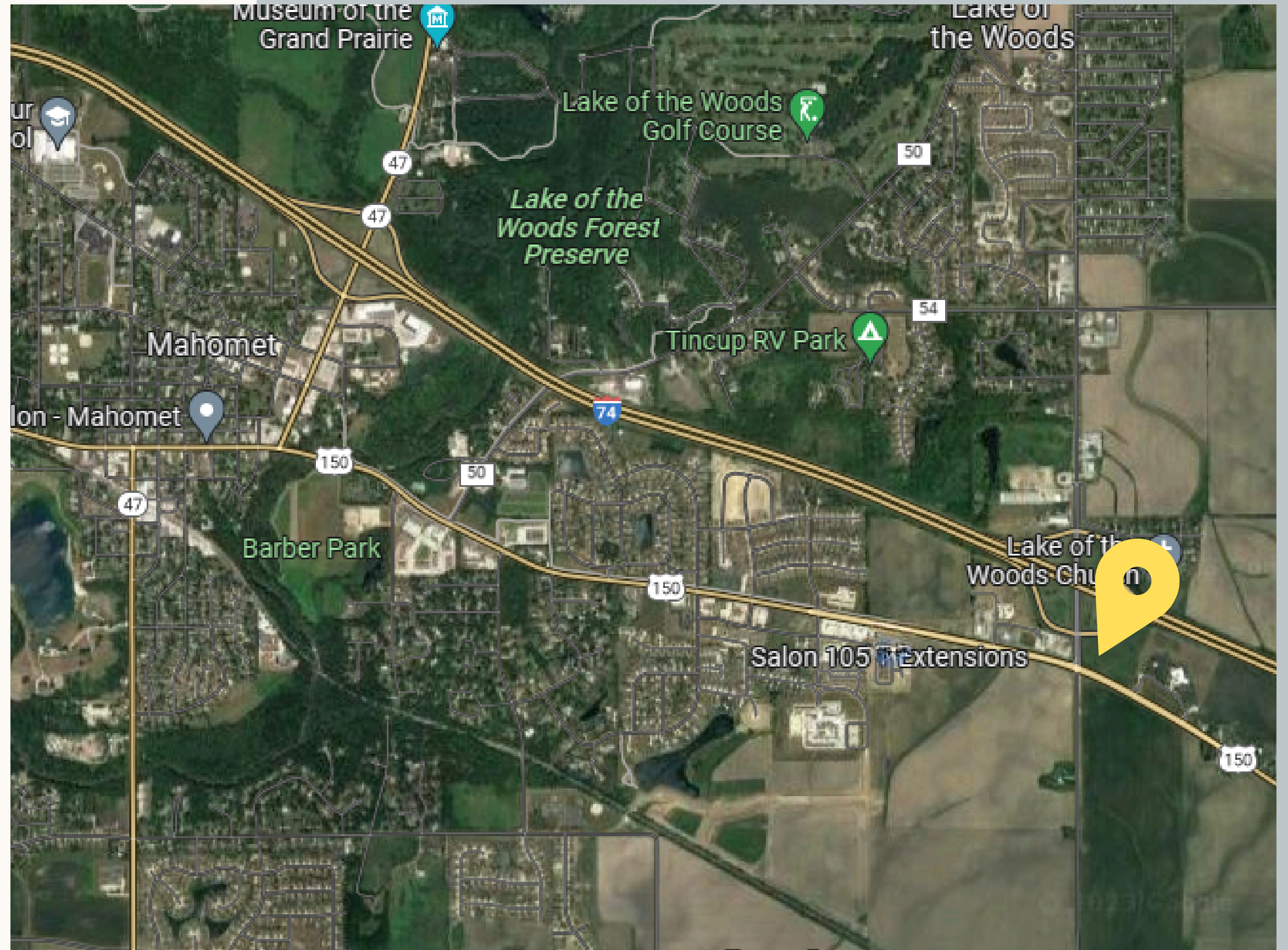
Northeast corner of Highway 150
& Prairieview Rd, adjacent to
Interstate 74

Traffic Counts

I-74 at site: 29,200 AADT
US-150 at site: 9,550 AADT

Proximity to Regional Hubs

5 miles NW of Champaign
38 miles SE of Bloomington



| Type | Acres | Per sqft | Total |
|--|-------|----------|---------------|
| LOT A: RT150 Frontage | 0.71 | \$ 12.00 | \$ 371,131.20 |
| LOT B: RT150 Frontage | 0.73 | \$ 10.00 | \$ 317,988.00 |
| LOT C: RT150 Frontage | 0.93 | \$ 10.00 | \$ 405,108.00 |
| LOT D: RT150 & Prairieview Frontage w/pond | 0.85 | \$ 10.00 | \$ 370,260.00 |
| LOT E: Prairieview & I-74 Ramp w/pond | 0.88 | \$ 10.00 | \$ 383,328.00 |
| LOT F: I-74 Ramp | 1.36 | \$ 8.00 | \$ 473,932.80 |



Lot Map & Pricing

****Lot G has been approved for a 71-room franchise hotel**



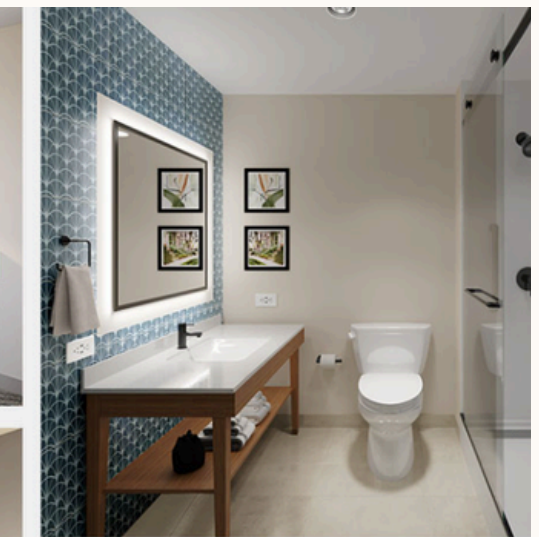
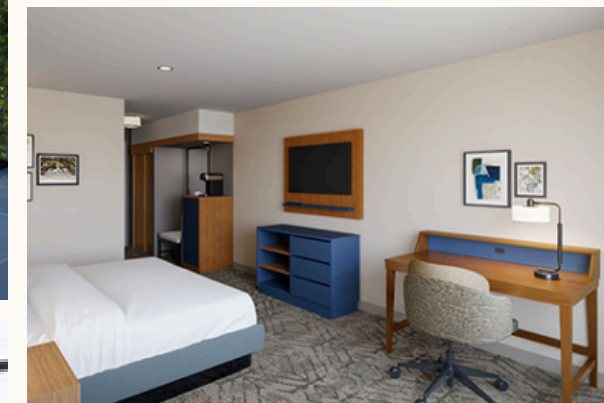
COUNTRY

INN & SUITES®

BY RADISSON

Tabeling Development is planning to break ground on the new Country Inn & Suites on Lot G this year, with an expected opening in early 2027.

We will be utilizing a brand-new concept created by Radisson earlier in 2025. Amenities include an indoor pool, a fitness center, a private den, a beautiful back patio, and EV charging.



Development Options

Land Sale

Various lots available for purchase. Options have frontage along US-150 & I-74.

Leasing

Flexible spaces available for lease along the US-150 & Prairieview Rd intersection. 1,000-8,000sqft options.

Build-to-Suit

Tabeling Development Company has a history of developing custom-built commercial projects.





Mahomet, IL

Area Profile

Mahomet is a popular bedroom community in northwest Champaign County. Population growth has been rapid for the past several decades, and commercial growth has picked up substantially over the last five years.

Demographics

- Trade area population:
14,218
- Median household income:
\$122,386.00
- Median owner-occupied
housing value:
\$281,500





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Tabeling Development Company has started site work, and the first buildings will break ground in the coming months.

Reach out today for more information on Mahomet's newest commercial district!



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