



AN ORIX COMPANY



QUALIFIED BID DEADLINE **OCTOBER 6** ::::::::::::::

Newly Constructed 280-Bed Student Housing Complex

99% Leased | Minutes from Illinois State University

📍 120 McKnight St., Normal, IL

HIGHLIGHTS

- 99% occupied & fully leased for 2026-27
- Unit mix includes one- to four-bedroom layouts with an average of 1,224± SF
- Units feature bed-bath pairing, modern stainless steel appliances, faux-granite countertops, furnished living rooms & in-unit laundry
- Near Illinois State University & approx. one mile from Heartland Community College

DETAILS

The Park at Constitution Trail Centre presents the opportunity to acquire a newly constructed, student housing community located in Normal, Illinois, one of the Midwest's strongest university markets. Across its 13 apartment and townhome buildings, this site contains 85 units and can accommodate 280 beds.

Community amenities include a resort-style pool, landscaped courtyard, outdoor lounge pavilions, fire pits and walking trails.

Fully leased for the 2026-27 academic year, this community provides an investor with immediate in-place income and eliminates near-term lease-up risk. With stabilized occupancy, modern improvements, positive net operating income and limited capital expenditure requirements, the Park at Constitution Trail Centre offers a compelling opportunity to acquire a high-performing, institutional-quality student housing asset with established operating momentum.



855.755.2300
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🏠	Building Size	121,974± SF Total
📊	Building Count	13
🛏️	Units / Beds	85 Units / 280 Beds
📏	Land Size	4.76± AC
📅	Year Built	2019-2023 (Built in 3 Phases)
🚗	Parking	282 Spaces
📋	Zoning	R3-A (Medium-Density Multiple-Family Residence District)
💰	Taxes (2026)	\$188,600
🏆	Tax ID#	14-16-404-005; 14-16-404-006



120 McKnight St., Normal, IL

LOCAL INFORMATION

The property benefits from proximity to Illinois State University (ISU) and is approximately one mile west of Heartland Community College, with the ISU student population steadily increasing over the last few years. The surrounding area includes multifamily residential communities, retail development, employment centers and other commercial uses, with public transportation available nearby through Connect Transit.

The location offers convenient regional access via Interstates 39, 55 and 74, all within approximately three miles of the property. Normal benefits from a diverse employment base anchored by Illinois State University, Rivian, State Farm and other education, manufacturing, insurance and service-sector employers.

UNIT MIX

Unit Type	Unit Size (SF)	Unit Count	Bed Count	Average Rent / Unit
1 BR / 1 Bath	605	10	10	\$1,455
2 BR / 2 Bath	850	10	20	\$1,900
3 BR / 3 Bath	1,065	10	30	\$2,550
4 BR / 4 Bath	1,433	55	220	\$3,120
Avg./Totals	1,224	85	280	\$2,714

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

September 16, 23 & 30
By Appointment Only

QUALIFIED BID DEADLINE

October 6 by 5:00 p.m. (CT)

BID SUBMISSIONS

Bids should be submitted on provided Purchase and Sale Agreement (PSA), outlining the purchase price, earnest money deposit and closing timeline. All bids must be submitted to Jamie Coté at jcote@hilcoglobal.com and Michael Kneifel at kneifel@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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