



# Commercial Real Estate

Richard A. "Rich" Hohmann, Designated Managing Broker/Owner

**--- FOR SALE ---**

## PRIME OUTLOT



**contact: Rich Hohmann, Realtor (217)248-2827**

**(Rich Hohmann / The Hohmann Agency are Agents of the Owner)**

**--- Information herein believed to be from reliable sources, but not warranted or guaranteed ---**

Rich Hohmann, Managing Broker, of The Hohmann Agency is serving in the capacity as the agent of the owner of the property for marketing the property, and, as such has a fiduciary responsibility to act as in the owner's best interest. Potential purchasers of the property are hereby notified of the relationship between the owner and The Hohmann Agency. No actions, either verbal or otherwise, are to be considered as creating an agency relationship between The Hohmann Agency and the potential purchaser. Information contained herein believed to be obtained from reliable sources, but information is not warranted or guaranteed by The Hohmann Agency, and no liability for any inaccuracies, errors, or omissions is assumed or implied. Rounding may occur herein. Purchaser should conduct own analysis of any information provided through purchasers own due diligence inspections and evaluations. Property is being sold "as-is."

**1850 W. Morton Avenue, Jacksonville, IL 62650**  
**Cell (217)248-2827 Office (217)245-6166 fax (217) 245-6167**  
**Email: Rich@HohmannAgency.com**  
**Serving the Area Since 1949**

**RE-DEVELOPMENT FOR 2025**



1850 W. Morton, Jacksonville, Illinois

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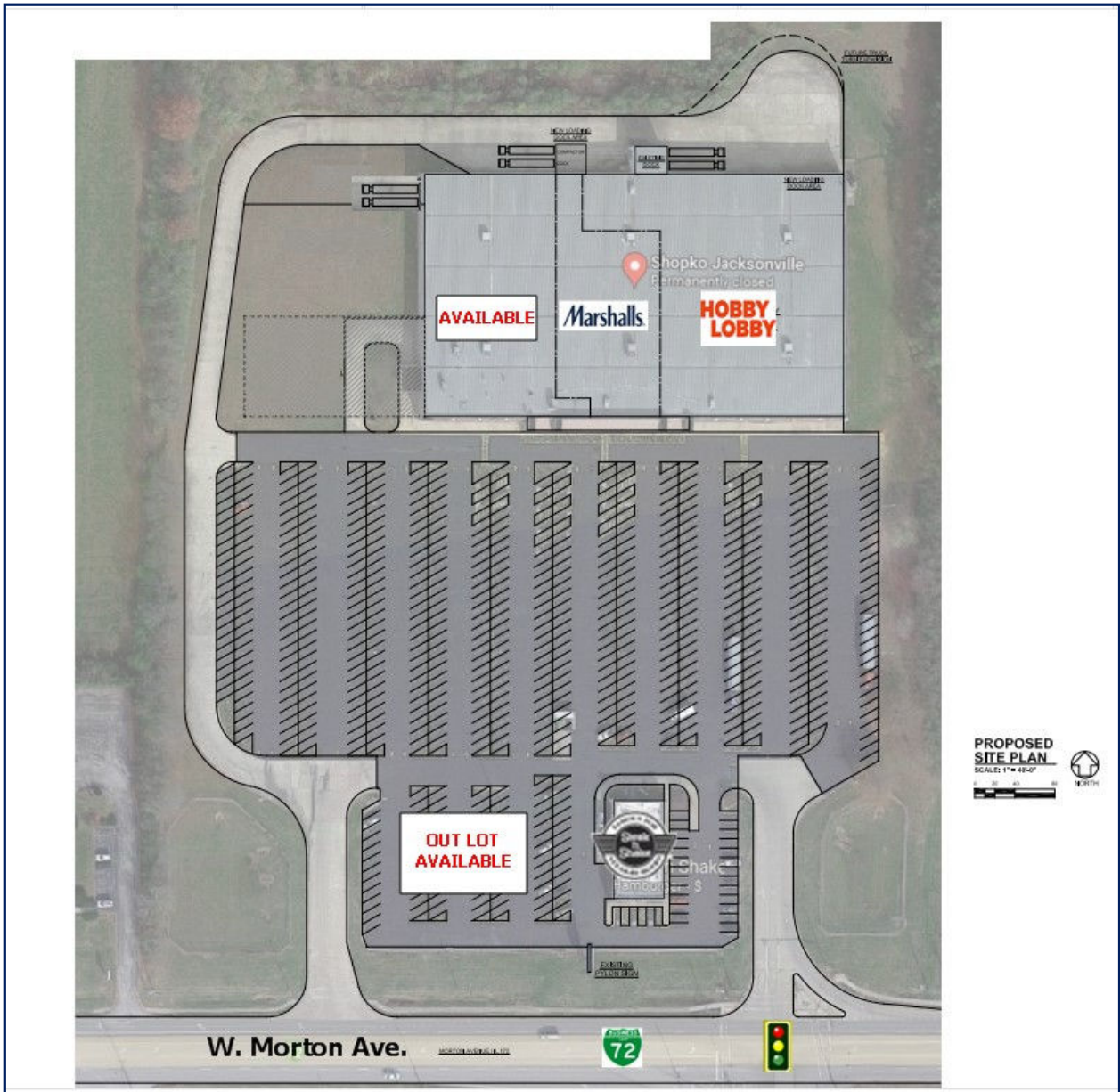
Richard A. "Rich" Hohmann, Designated Managing Broker/Owner

RIGHT UP FRONT WHERE AN OUTLOT SHOULD BE!  
*And in GREAT COMPANY, One Should Note!*



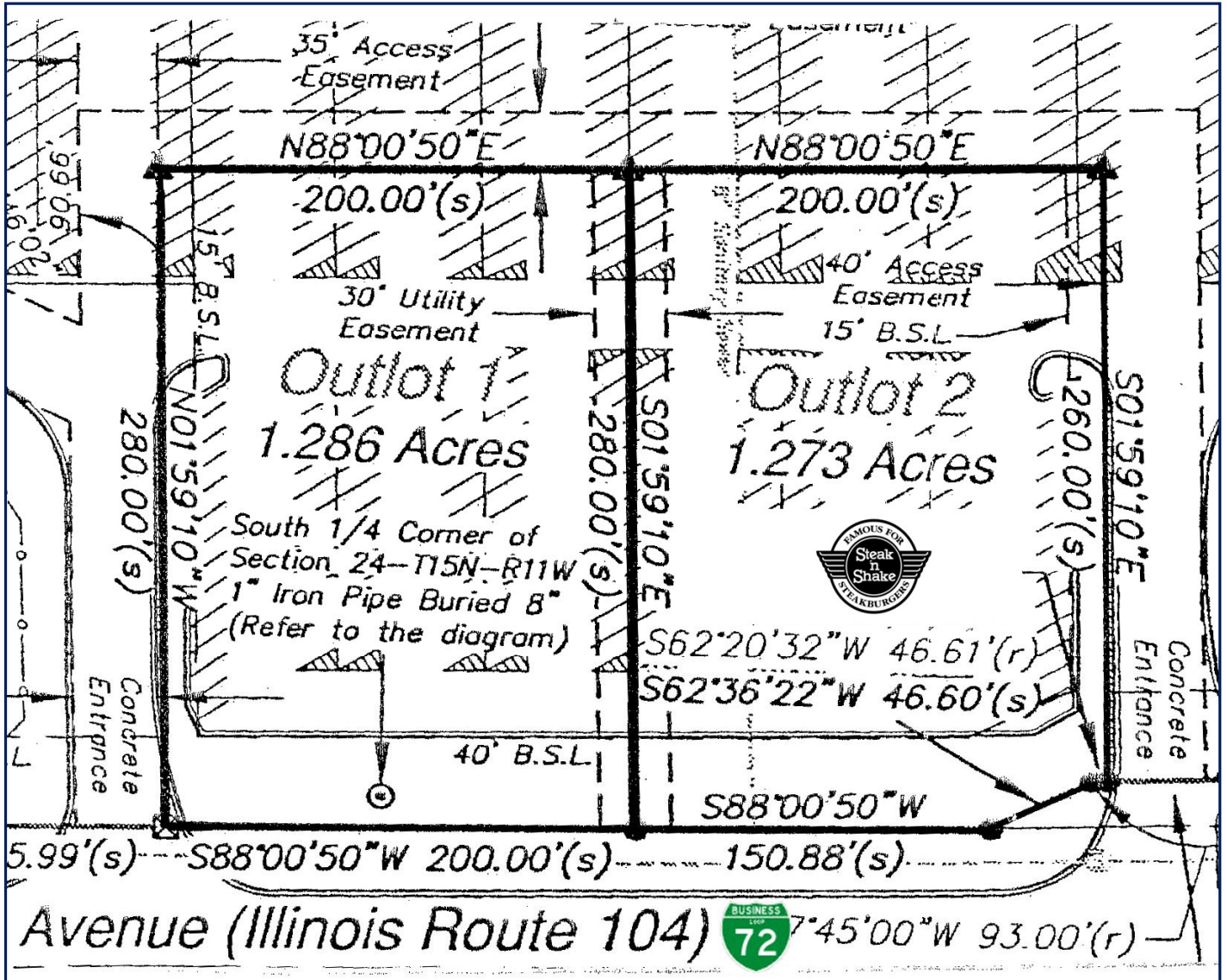


BASIC SITE LAYOUT



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EACH OULOT ENJOYS CROSS ACCESS and USE OF BOTH MORTON AVENUE ENTRANCES





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**"WHERE THE ACTION IS"!!!**



VIEW OF WALMART FROM OUTLOT  
Lot Practically Covered and it's just Thursday

Like Many Communities, Walmart is *the* Driving Force and the Other Businesses in the Area Benefit from the Constant Retail Traffic.

This Walmart is Quite Busy and Has Been Since Day ONE!

What you see is Walmart Store #200-03.

The "200" Means Jacksonville, IL was their Original 200<sup>th</sup> Store as they Grew.

This is the 3<sup>rd</sup> Incarnation. They "Remember Where they Came From".

It's Towns Like Jacksonville that made them what they are.

(and they know it)

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VIEW OF OUTLOT FROM TRAFFIC SIGNAL EXITING WALMART LOOKING NW



View Looking East Back to Traffic Light and Walmart and This Re-Development's Signalized Entrance



View Looking WEST

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### **EXCLUSIVE RETAIL OPPORTUNITY!**

- **PRIME LOCATION Across from Walmart**
- *In Front of All-New Big-Box Re-Development*
- *Cross Access with Signalized Intersection with Walmart and Additional West Entrance*
- *Direct "Line of Sight" View of Walmart*
- *Direct View From the Walmart Shopper as Well*
- *Prominent Position Sits "High and Proud"*
- *Jacksonville's Newest Growth Area*
- *The Market's "Ground-Zero" for Retail Trade*
- *On the Doorstep to the Main Outlying Towns as a Big Part of the Retail Trade Area (N, NW, W, SW, S)*
- *Capture This Trade Area as they Enter Town First!*
- *Business I-72, US 36, US Business 67, IL 104, IL 78*
- *Great Size at 1.28A; 200' Wide X 280' Deep; 56,000 sf*
- *Paved and Curbed on 2 Sides*
- *Single Use, Freestanding or Multi-Unit Possibilities*
- *Some Use Restrictions Apply\**
- *Building Size and Positioning Restrictions as well\**
- *Current Taxes ('24 payable in '25) \$6,526*
- *Priced at \$10 psf*
- *When this Lot Sells, Your Building Chances Here are **Gone!***

***Call Rich Hohmann, Broker, (217)248-2827***

\*Details Will be Provided

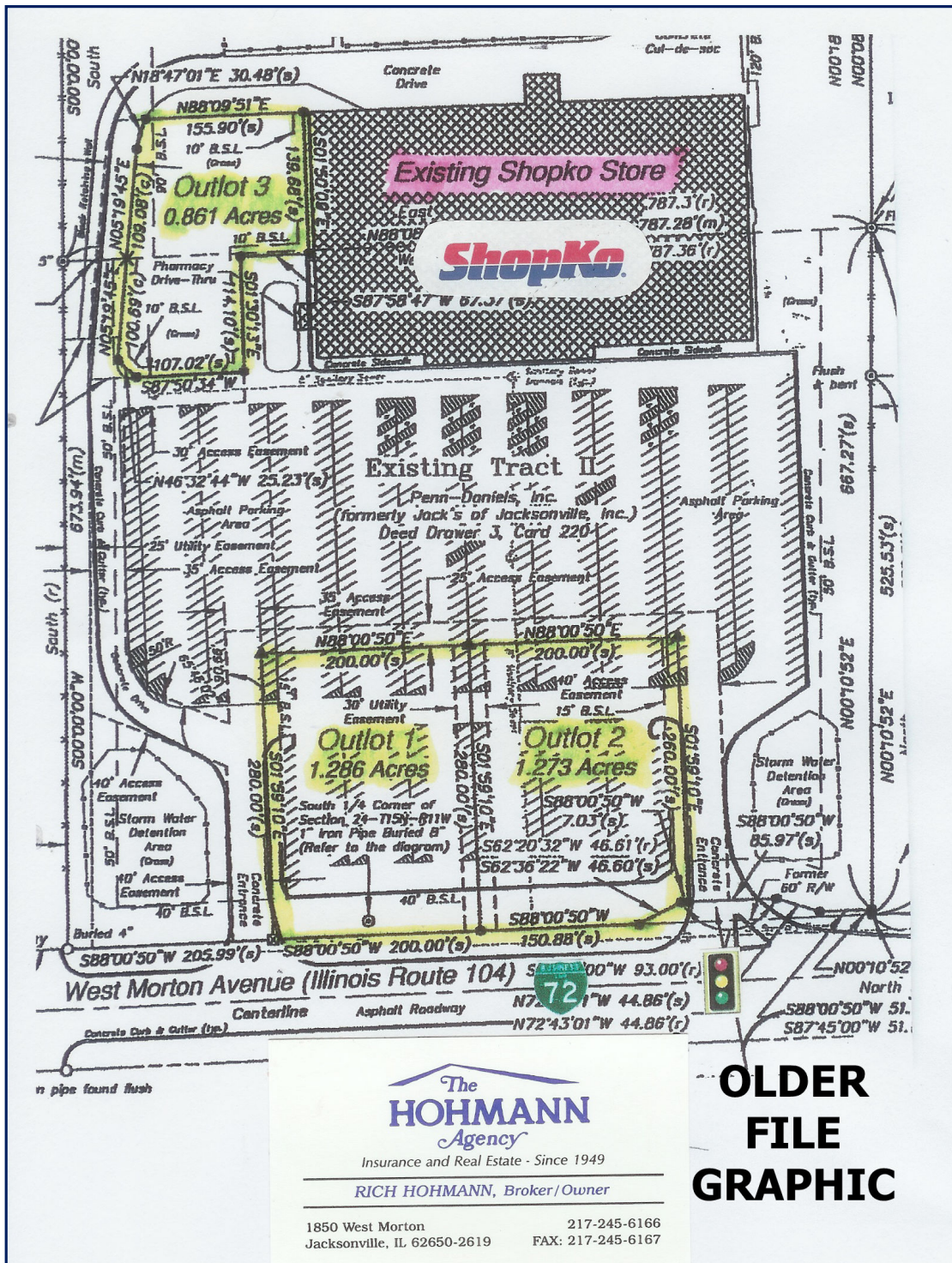
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*When it's gone, it's gone, but the Market will Still Be Here!*

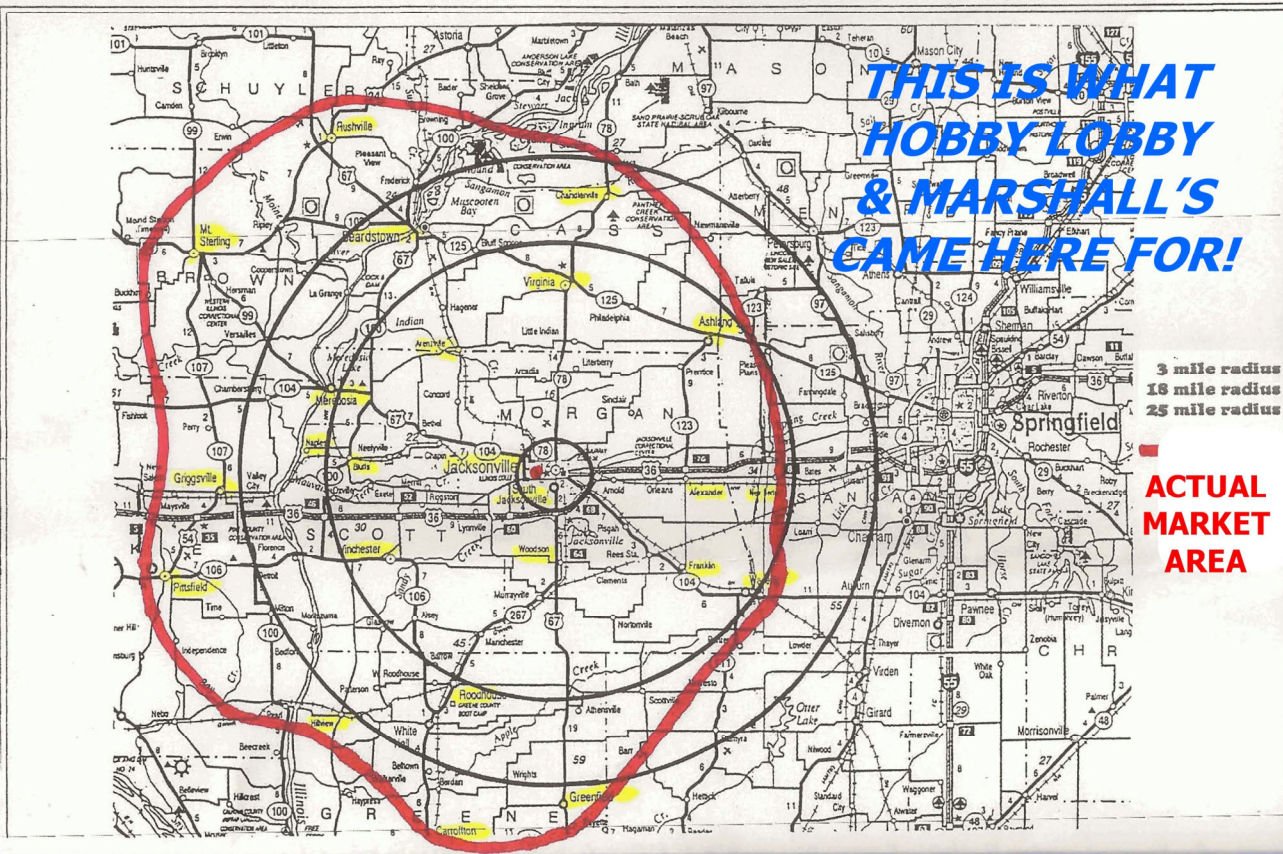


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**OLDER FILE GRAPHIC**



## Market Profile Trade Analysis - Jacksonville Area



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# *Marshall's NOW OPEN!*



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2 Entrances  
One with Signal -- Sharing with Walmart  
Cross Access - Excellent Flow





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## Hobby Lobby NOW OPEN! 12-25



## Marshalls Open 3<sup>rd</sup> Qtr 2025



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## DISCLOSURE FORM

PROPERTY FOR SALE

### NOTICE OF NO AGENCY RELATIONSHIP NO WARRANTIES OR REPRESENTATIONS

Property being Sold "As-Is"

**SEPARATE, or ACCOMPANYING PAPER OR EMAIL MARKETING PACKET**

RE: 1962 W Morton Ave., Jacksonville, IL  
OUT LOT With EASEMENTS  
Property ID: 08-24-404-054

**NOTICE OF NO AGENCY:** Rich Hohmann, Broker, of The Hohmann Agency, is serving in the capacity as the agent of the owner (seller) of the property for marketing the property, and, as such has a fiduciary responsibility to act as in the owner's best interest and to obtain the best price and terms possible for the owner. Potential purchasers of the property are hereby notified of the relationship between the owner and Rich Hohmann of The Hohmann Agency. No actions, either verbal or otherwise, are to be considered as creating an agency relationship between Rich Hohmann of The Hohmann Agency and the potential purchaser. The potential purchaser should not reveal any confidential information to the Broker that they would not want the owner (seller) to know.

**NO WARRANTIES OR REPRESENTATIONS:** Further, the information provided to potential purchaser has been obtained from sources believed to be reliable and authoritative. However, the information provided is not audited or warranted, or in any fashion guaranteed by Rich Hohmann, Broker, The Hohmann Agency, and no liability is assumed for such. Rounding occurs in marketing material provided. This property is being sold "as is", "where is" with no warranties or representations implied or otherwise conveyed. Any potential buyer should investigate the status of the suitability of this property through their own independent inspections and evaluations. Time for buyer inspections & evaluations will be provided in any purchase offer prepared by The Hohmann Agency.

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The Hohmann Agency  
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Jacksonville, IL 62650  
(217) 245-6166





ILLINOIS REALTORS®  
NOTICE OF NO AGENCY RELATIONSHIP



Name of Licensee: RICHARD HOHMANN  
Name of Sponsoring Brokerage Company: JHE HOHMANN AGENCY  
Property Address: LOT 1962 W. MORTON  
JACKSONVILLE, IL

**NOTICE OF NO AGENCY RELATIONSHIP**  
(Check here if you represent either seller or buyer)

Thank you for giving Licensee the opportunity to (Insert description of work, i.e. showing property of a FSBO)

SHOW AND PROVIDE INFORMATION, ANSWER QUESTIONS, WRITE UP PURCHASE OFFER, IF SO REQUESTED  
in regard to the above mentioned property.

Licensee's Sponsoring Broker has previously entered into an agreement with a client to provide certain real estate brokerage services through Licensee who acts as that client's designated agent. As a result, Licensee will not be acting as your agent.

**THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.**

Richard Hohmann  
Licensee's Signature

Date DAY OF EMAIL

WITH MARKETING PACKET

<u>PACKET RECIPIENT</u> Print Customer's Name (OPTIONAL)	Date _____
_____ Customer Signature (OPTIONAL)	_____
_____ Print Customer's Name (OPTIONAL)	Date _____
_____ Customer Signature (OPTIONAL)	_____