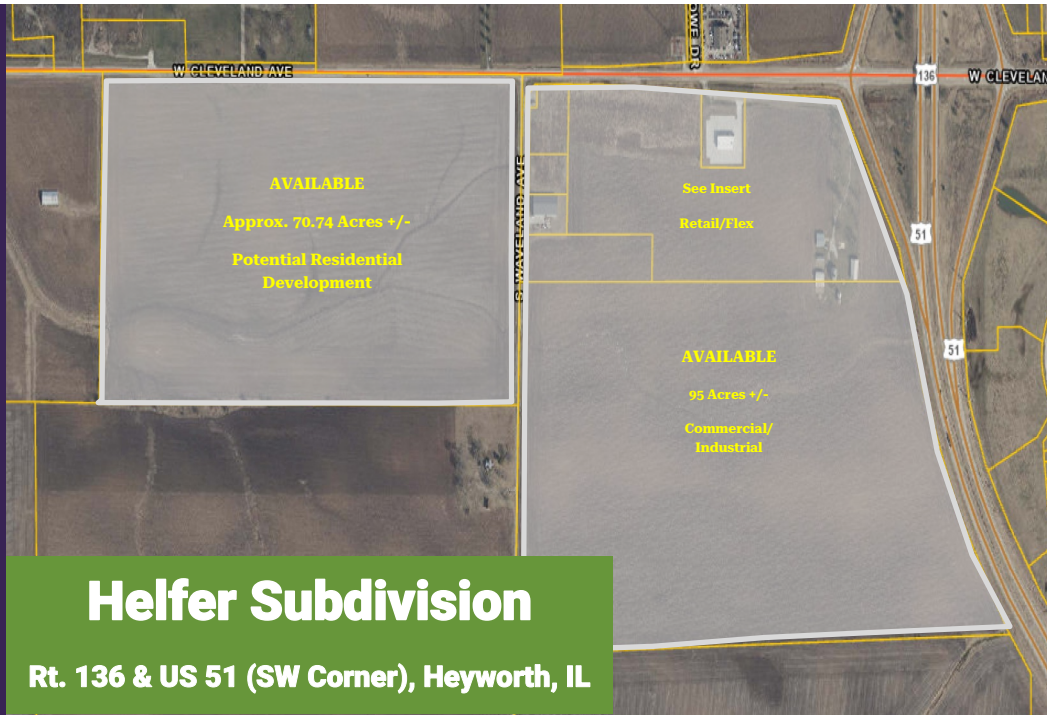


# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

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## Helfer Subdivision

Rt. 136 & US 51 (SW Corner), Heyworth, IL

### FOR SALE—COMMERCIAL LOTS, RESIDENTIAL DEVELOPMENT LAND

#### PROPERTY USE TYPE

Commercial Lots/  
Residential Development

#### SIZE MINIMUM

1.0 Acres +/-

#### SIZE MAXIMUM

175 acres +/-

#### PRICE

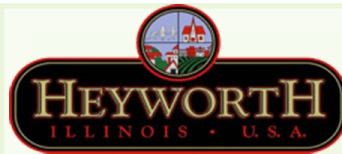
Contact Listing Broker

#### ZONING

C, M-1, Ag (re-zone TBD)  
By Village of Heyworth

#### UTILITIES

All Utilities to Site



The Village of Heyworth is one of the fastest growing communities in McLean County. Located just 8 miles from Bloomington by 4-lane highway, it offers superior schools, excellent local police protection, a volunteer fire department, and local 24-hour ambulance service.

- Ideal location at the southwest corner of Rt 51 & Rt 136
- Daily traffic of approx. 20,000 vehicles per day
- Population of approx. 3,000
- Flexible lot sizes ranging from 1 to 50+ acres (175 total acres in development)
- Attractive Tax benefits from the Village of Heyworth ([Village Website](#))
- Close to Centennial Park with nature trails, playground equipment, fishing, ballfield. Village plans to extend sidewalk from east side through the new development district
- Competitive energy & utility rates
- Access to improved road
- In close proximity to restaurants, retail and service stations

**Laura Pritts**  
Designated Managing Broker  
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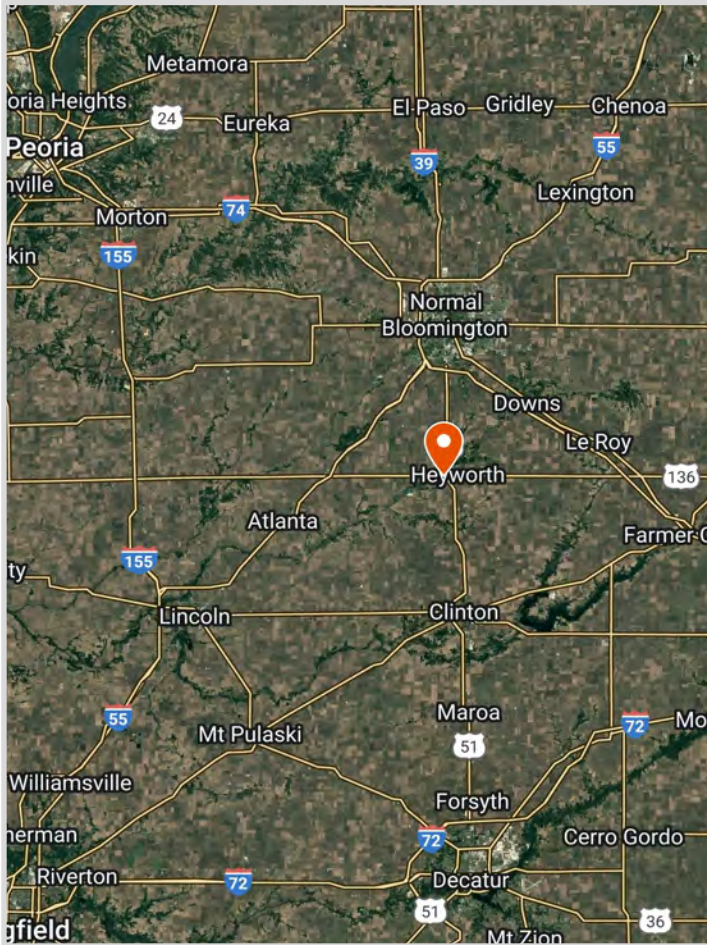
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## AREA MAP

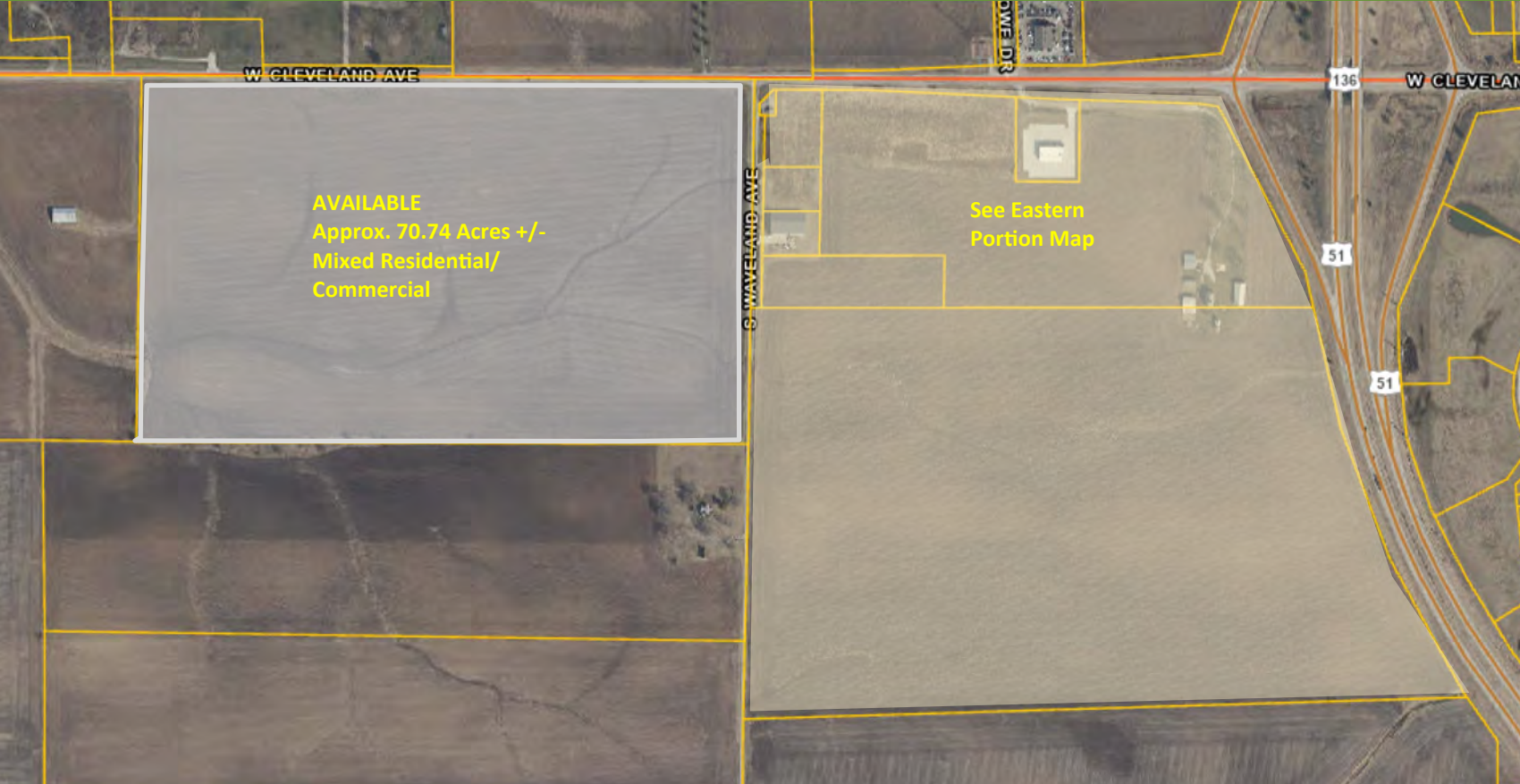


**Laura Pritts, Designated Managing Broker**  
**Mike Talkington, Commercial Broker**

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(309) 530-4913

# Helfer Subdivision Rt. 136 & US 51 (SW Corner), Heyworth, Illinois



**INSERT: Eastern Portion of Helfer Sub  
SW Corner of Rt. 136 & US 51, Heyworth**

