

PARCELS ARE AVAILABLE
INDIVIDUALLY OR
AS A PORTFOLIO

HICKORY POINT
GOLF COURSE

LOTS 5A, 5B & 6A

LOT 20A

HICKORY POINT MALL

K A Y JEWELERS maurices T.J. MAXX AT&T TACO BELL HOMWOOD SUITES Hilton
HIBBETT SPORTS KOHL'S ROSS DRESS FOR LESS! verizon Auntie Anne's
HOBBY LOBBY ULTA BEAUTY SHOE DEPT. RED LOBSTER PANDA EXPRESS
Bath & Body Works® Fairfield BY MARRIOTT SUBWAY TEXAS COUNTRY

LOT 17-B2


SureStay.
PLUS HOTEL
by BEST WESTERN


FAIRFIELD
INN & SUITES
by Marriott



LEAD AGENT



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#471010441

HICKORY POINT MALL

KAY JEWELERS maurices TJ-MAXX
 HIBBETT SPORTS KOHL'S ROSS DRESS FOR LESS
 FINISH LINE SHOE DEPT.
 HOBBY LOBBY ULTA BEAUTY Auntie Anne's
 Bath & Body Works® Fairfield BY MARRIOTT

HICKORY POINT PLAZA

Staples Lowe's

BEST BUY DOLLAR TREE
 PETSMART

DISCLAIMER

Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.

H&T INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the Hickory Point Outlots on Hickory Point Mall Ring Road in Forsyth, IL (the “Properties”). The offering is for the fee simple interest in three development parcels surrounding the Hickory Point Mall and consist of Lots 5 & 6, a 29.43-acre lot; Lot 20A, a 2.7-acre lot; and Lot 17-B2, a 1.23-acre lot, for a total of 33.36 acres of developable land. Lots 5 & 6 and 20A are zoned B (Neighborhood Business) and Lot 17-B2 is zoned C-1 (Commercial Service), both versatile zoning districts allowing for a wide range of retail and service uses.

The Hickory Mall Outlots are strategically located within the Hickory Point Mall trade area in Forsyth, Illinois, offering convenient access to U.S. Highway 51, one of the region’s primary commercial and commuter corridors. The location is situated immediately adjacent to Hickory Point Mall, the dominant regional retail destination serving the Decatur metropolitan area, and benefits from proximity to Interstate 72, located less than one mile away. This connectivity provides convenient access to downtown Decatur, approximately 5 miles to the south, as well as broader regional connectivity throughout Central Illinois. The surrounding area features a dense concentration of employment centers, lodging, and service uses, positioning the Property within the most active commercial node in the market.

THE ASSET: The Hickory Point Outlots are three parcels of development land that surround the Hickory Point Mall in Forsyth, IL. The Outlots consist of Lots 5 & 6, which consists of 29.43 acres and is zoned B (Neighborhood Business); Lot 20A, consisting of 2.7 acres and is zoned B (Neighborhood Business); and Lot 17-B2, a 1.23-acre lot zoned C-1 (Commercial Service). The Properties contain a total of 33.36 acres of developable land.

ATTRACTIVE ZONING: The Properties are zoned B (Business) and C-1 (Neighborhood Commercial), both versatile zoning districts allowing for a wide range of retail and service uses. The B designation is used to provide areas for personal services and convenience shopping for adjacent neighborhoods as well as the entire community, and the C-1 district is designed to allow for a wide range of retail and service uses and to accommodate auto-oriented commercial activities.

STRATEGIC RETAIL LOCATION: The Properties are located at the center of Forsyth’s primary commercial and retail trade area, directly adjacent to Hickory Point Mall, the dominant regional shopping destination serving the Decatur metropolitan area. The Outlots benefit from strong regional access via U.S. Highway 51 and immediate proximity to Interstate 72, allowing for efficient connectivity to downtown Decatur and the broader Central Illinois region. Surrounded by a dense concentration of employment centers, lodging, and service-oriented uses, the location is well positioned for future developments to draw from a strong existing consumer base.



HICKORY POINT MALL: Hickory Point Mall is the primary retail anchor and traffic driver for the Forsyth–Decatur trade area, serving as the region’s dominant shopping destination. Encompassing more than 800,000 square feet and home to 40+ national and regional retailers, the mall features strong anchors including Kohl’s, Von Maur, TJ Maxx, Hobby Lobby, Ross Dress for Less, and Ulta Beauty. Strategically located at the intersection of I-72 and U.S. Route 51, Hickory Point Mall benefits from exceptional visibility, accessibility, and regional draw, generating consistent consumer traffic that supports surrounding retail and commercial development. The adjacent parcels are well positioned to capture this sustained demand.

AREA DRIVERS: The area is supported by a diverse and stable employment base that generates consistent commuter and visitor traffic. Major regional employers include Archer Daniels Midland, Caterpillar, Decatur Memorial Hospital, HSHS St. Mary’s Hospital, Ameren Illinois, and Decatur Public Schools, anchoring the local economy across manufacturing, healthcare, utilities, and education. The corridor also functions as the primary lodging destination for the Decatur metropolitan area, with numerous hotels serving business travelers, healthcare visitors, and regional tourism, further reinforcing steady demand and daytime population density.

RETAIL TRADE AREA: In addition to the numerous shopping opportunities at the Hickory Point Mall, other retailers driving traffic to the area include Lowe’s, Best Buy, Dollar Tree, Five Below, McDonald’s, Staples, Starbucks, Circle K, Xfinity, T-Mobile, Sport Clips, Aspen Dental, First Mid Bank & Trust, Play It Again Sports, PetSmart, Cracker Barrel, Panda Express, Taco Bell, Texas Roadhouse, Buffalo Wild Wings, McAlister’s Deli, Red Lobster, Verizon, AT&T, and a future Chick-fil-A.

DEMOGRAPHICS: The immediate area surrounding the Hickory Point Outlots features an impressive average household income of \$157,798 within one mile. More than 18,500 people live within 3 miles of the Properties with an average household income of \$99,005 and there are more than 9,600 employees within the same 3-mile radius.

TRAFFIC COUNTS: The Hickory Point Outlots sit just off of the interchange of US Route 51 and Interstate 72, which see an average of more than 23,700 and 19,200 vehicles per day, respectively, pass by the Properties.



\$750,000
LIST PRICE



\$25,484.20
PRICE PER ACRE



\$0.59
PRICE PER SF (LAND)

HICKORY POINT MALL RING ROAD | FORSYTH, IL 62535

LOTS 5A, 5B & 6A

PROPERTY TYPE:	Vacant Land
TYPE OF OWNERSHIP:	Fee Simple
PROPERTY ZONING:	B (Neighborhood Business)
PARCEL SIZE (ACRES):	29.43 Acres
PARCEL SIZE (SF):	1,281,971 SF
REAL ESTATE TAXES:	\$37,677
PARCEL ID'S:	07-07-22-201-007 07-07-22-201-008 07-07-22-201-009
VEHICLES PER DAY:	27,400 along US Route 51

The Property is a vacant parcel of land and is an outlet to the Hickory Point Mall.



\$250,000
LIST PRICE



\$92,592.59
PRICE PER ACRE



\$2.13
PRICE PER SF (LAND)

HICKORY POINT MALL RING ROAD | FORSYTH, IL 62535

LOT 20A

PROPERTY TYPE:	Vacant Land
TYPE OF OWNERSHIP:	Fee Simple
PROPERTY ZONING:	B (Neighborhood Business)
PARCEL SIZE (ACRES):	2.70 Acres
PARCEL SIZE (SF):	117,612 SF
REAL ESTATE TAXES:	\$9,188
PARCEL ID:	07-07-22-252-007
VEHICLES PER DAY:	27,400 along US Route 51

The Property is a vacant parcel of land and is an outlot to the Hickory Point Mall.



\$175,000

LIST PRICE



\$142,275.89

PRICE PER ACRE



\$3.27

PRICE PER SF (LAND)

HICKORY POINT MALL RING ROAD | FORSYTH, IL 62535

LOT 17-B2

PROPERTY TYPE:	Vacant Land
TYPE OF OWNERSHIP:	Fee Simple
PROPERTY ZONING:	C-1 (Commercial Service)
PARCEL SIZE (ACRES):	1.23 Acres
PARCEL SIZE (SF):	53,579 SF
REAL ESTATE TAXES:	\$4,084
PARCEL ID:	07-07-22-278-004
VEHICLES PER DAY:	27,400 along US Route 51

The Property is a vacant parcel of land and is an outlot to the Hickory Point Mall.

4.8 PERMITTED AND SPECIAL USE CHART		
"Use P = Permitted Use A = Permitted Accessory Use S = Special Use SPU = Special Public Use"	B	C1
Residential		
"Buildings accessory to the principal use (add'l regs.: Section 3.5) (Am. Ord. 946, passed 6-1-2015)"	A	A
"Non-paying guest homes or rooms for guests within an accessory building, provided such facilities are used for the occasional housing of guests of the occupants of the principal building and not for permanent occupancy"	A	A
"Quarters comprising part of an accessory building and solely for occupancy by a household employee (and his or her family) of the occupants of the principal dwelling"	A	A
"Sheds for domestic storage, provided they are located in a rear yard only (add'l regs.: Section 3.5) (Am. Ord. 946, passed 6-1-2015)"	A	A
Religious/Institutional		
"Church, Synagogue, or Temple (Am. Ord. 2016-3, passed 3-7-2016)"	P	S
Elementary or Junior High School, Public or Private	P	P
Local, Township, County, or Federal	P	P
Library	P	P
Recreational/Civic		
Amphitheater	-	P
Auditorium/Assembly Hall	-	P
Batting Cage	-	P
Billiard/Pool Hall	-	P
Bowling Alley	-	P
"Greenbelts, i.e., Public Parks or Open Space, including Playgrounds, Forest Preserves, or Playfields"	P	P
Gymnasium/Health Club	-	P
Indoor Racquet Court	-	P
"Miniature Golf Course (Am. Ord. 946, passed 6-1-2015)"	-	P
Skating Rink, Indoor Ice or Roller	-	P
Theater (indoor) (Am. Ord. 946, passed 6-1-2015)	P	P
Water Park	-	P

"Use P = Permitted Use A = Permitted Accessory Use S = Special Use SPU = Special Public Use"	B	C1
Business and Service Uses		
Amusement Facility	S	P
Art Gallery	P	P
Banks and Financial Institutions	P	P
Beauty Parlor/Barber Shop/Hair Salon	P	P
Bed and Breakfast (Am. Ord. 2016-3, passed 3-7-2016)	S	P
Cabinet Making, under 2,000 sq. ft. in size	P	P
Catering Services	P	P
Commercial School or Dancing/Music School	P	P
Convenience Store	P	P
Currency Exchange	P	P
Drug Store or Pharmacy	P	P
Dry Cleaner	P	P
"Electrical or Similar Retail Sales, Service, or Repair"	P	P
Florist	P	P
Food Sales (Ord. 946, passed 6-1-2015)	P	P
Funeral Parlor (Mortuary)	P	P
Grocery Store	P	P
Hardware Store	P	P
Interior Decorating	P	P
Laundromat	P	P
Locksmith	P	P
Meat Market/Butcher	P	P
Microbrewery (Am. Ord. 2016-3, passed 3-7-2016)	S	P
Office Supply Store	P	P
"Outdoor Display (add'l regs.: Section 4.6 C(12)) (Ord. 946, passed 6-1-2015)"	A	A
Pet Store/Grooming	P	P
Photography Studio	P	P
Printing Shop	P	P
Repair Shop, including appliances	P	P

Restaurant and Eating Establishments, without drive-through, live entertainment, or dancing	P	P
"Restaurant and Eating Establishments, with drive-through, live entertainment, or dancing (add'l regs. for drive-throughs: Section 6.9) (Am. Ord. 946, passed 6-1-2015) (Am. Ord. 2016-3, passed 3-7-2016)"	S	P
Retail Store	P	P
Service Shop, Painting, Plumbing, Tinsmithing, Upholstering, under 2,000 sq. ft. in size	P	P
Shoe Repair	P	P
Studio	P	P
Tailor/Seamstress/Dressmaking	P	P
Travel Agency	P	P
Upholstery	P	P
Video and Game Rental	P	P
"Use P = Permitted Use A = Permitted Accessory Use S = Special Use SPU = Special Public Use"	B	C1
Vehicle Sales, Storage, and Service		
Automobile Rental (Am. Ord. 2016-3, passed 3-7-2016)	-	P
"Automobile Display and Sales (new/used) (Am. Ord. 2016-3, passed 3-7-2016)"	-	P
Automobile School	-	P
"Motorcycle Sales and Service (Am. Ord. 2016-3, passed 3-7-2016)"	-	P
"Service Station (full- and self-serve) (Am. Ord. 2016-3, passed 3-7-2016)"	-	P
"Snowmobile Sales and Service (Am. Ord. 2016-3, passed 3-7-2016)"	-	P
Truck Rental (Am. Ord. 916, passed 7-7-2014) (Am. Ord. 2016-3, passed 3-7-2016)	-	S
Offices		
Business, Professional, Institutional, and Governmental	P	P
Medical or Dental Clinic	P	P
Other		
Buildings or other structures customarily incidental to, and commonly associated with, a permitted or special use; these uses may be permitted provided they: (1) are operated and maintained under the same ownership and on the same lot as the permitted or special use; and (2) do not include the conduct of any business, profession, trade or industry	A	A
"Farming with livestock, including structures and facilities commonly associated with agricultural but excluding feed lots and confinement operations of ten or more animals (add'l regs.: Section 3.4) (Am. Ord. 2016-3, passed 3-7-2016)"	-	P

"Farming without livestock, including structures and facilities commonly associated with agricultural but excluding feed lots and confinement operations of ten or more animals (add'l regs.: Section 3.4) (Am. Ord. 2016-3, passed 3-7-2016)"	P	P
Mixed Use Building (Ord. 945, passed 6-1-2015)	P	P
"Solar Energy Device (add'l regs.: Section 3.18) (Am. Ord. 946, passed 6-1-2015)"	A	A
Truck Garden or Farming, excluding the keeping of livestock or poultry	S	P
Tier One PWSF	P	P
Tier Two PWSF	P	P
Unattended Donation Boxes (Am. Ord. 2020-12. Passed 10-5-2020)	A	A

B: Neighborhood Business

The specific regulations and allowed uses within the "B" district depend on the exact zoning code for that property. Uses in general business districts typically range from neighborhood convenience services (B-1) to a wider array of general retail and highway-oriented services (B-2).

C-1: Commercial Service

The C-1 zoning (Commercial Service) creates small commercial areas for convenient, limited businesses serving nearby homes, focusing on daily needs like banks, clinics, or small shops, with rules designed for compatibility with residential surroundings to maintain neighborhood character.

H&T PROPERTY PHOTOS



H&T AREA RETAIL



H&T AREA RETAIL





Developed Hickory Point Outparcels:

- AMC Theaters
- AT&T
- Bud & Ritas Dispensary
- Decatur Earthmover Credit Union
- Fairfield Inn & Suites
- Friar Truck Beverages
- Homewood Suites
- Horve Builders
- Memorial Health
- Panda Express
- Red Lobster
- Spirit Halloween
- Subway
- SureStay
- Taco Bell
- Texas Roadhouse
- Verizon

HICKORY POINT
GOLF COURSE

LOTS 5A, 5B & 6A

LOT 20A

HICKORY POINT MALL

K A Y JEWELERS maurices T.J. MAXX AT&T TACO BELL HOMEWOOD SUITES Hilton
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HOBBY LOBBY ULTA BEAUTY SHOE DEPT. RED LOBSTER
Bath & Body Works Fairfield BY MARRIOTT SUBWAY TEXAS ROADHOUSE PANDA EXPRESS

LOT 17-B2

SureStay.
PLUS HOTEL
by BEST WESTERN

FAIRFIELD
INN & SUITES
by Marriott

FORSYTH, ILL.





OVERVIEW

Forsyth, Illinois is a growing village in central Illinois, located immediately east of Decatur in Macon County and part of the Decatur metropolitan area. Originally rooted in agriculture, Forsyth has evolved into a desirable suburban community that offers convenient access to regional employment centers, transportation networks, and everyday amenities while maintaining a small-town feel.

Forsyth's economy is closely tied to the broader Decatur market, which is anchored by major corporate and industrial employers such as Archer Daniels Midland (ADM), Caterpillar, and Tate & Lyle. The village has also established itself as a key retail hub for eastern Decatur, highlighted by Hickory Point Mall, a regional shopping destination anchored by national retailers, restaurants, and service providers. Additional retail, medical, and service-oriented development continues along the area's primary commercial corridors.

Known for its family-friendly environment, Forsyth offers quality public services, a well-regarded school district, and access to parks and recreational amenities. Nearby Lake Decatur provides outdoor recreation opportunities, including boating, fishing, and trails.

With steady residential and commercial growth, Forsyth continues to attract families and professionals seeking a suburban lifestyle with strong economic fundamentals and convenient access to the central Illinois region.

 POPULATION	3 MILES	5 MILES	10 MILES
2025 Estimate	18,596	40,739	91,815
2030 Projection	18,051	39,514	89,297
2020 Census	19,211	42,075	94,143
 BUSINESS			
2025 Est. Total Businesses	784	1,791	3,028
2025 Est. Total Employees	9,667	25,453	37,719
 HOUSEHOLDS			
2025 Estimate	8,187	17,716	39,467
2030 Projection	7,922	17,139	38,307
2020 Census	8,484	18,345	40,546
 INCOME			
Average Household Income	\$99,005	\$79,049	\$88,665
Median Household Income	\$75,370	\$61,324	\$67,665



91,500+
PEOPLE WITHIN 10 MILES



23,700+
VEHICLES PER DAY
US Route 51 & Interstate 72



\$88,500+
AVERAGE HOUSEHOLD INCOME

HICKORY POINT MALL

K A Y JEWELERS maurices **TJ-maxx**

HIBBETT SPORTS **KOHL'S** **ROSS**
DRESS FOR LESS™

HOBBY LOBBY **ULTA** BEAUTY **SHOE DEPT.**

Bath & Body Works® **Fairfield** BY MARRIOTT

AT&T **verizon** ✓ **SureStay** by BEST WESTERN **HOMWOOD SUITES** Hilton

RED LOBSTER **TACO BELL** **Auntie Anne's**

SUBWAY **TEXAS ROADHOUSE** **PANDA EXPRESS**



HICKORY POINT GOLF COURSE



MENARDS

FORSYTH PARK



Aspen Dental

BUICK
GMC



Hickory Point APARTMENTS

Garner



CHIPOTLE MEXICAN GRILL

MATTRESS FIRM

LOCAL MD URGENT CARE

Casey's

DOLLAR GENERAL

MCALISTER'S DELI

HICKORY POINT PLAZA

Staples **LOWE'S**

Residence INN BY MARRIOTT



BEST BUY **DOLLAR TREE**

PET SMART



BRISTOL Gardens APARTMENTS

HICKORY POINT PLAZA

sam's club **SALLY BEAUTY**

Walmart



MONICAL'S PIZZA

Walgreens

Panera BREAD

H&T **SITE PLAN**

LOTS 5A, 5B & 6A

LOT 20A

LOT 17-B2

W HICKORY POINT RD

HICKORY POINT RD



REGIONAL MAP



An aerial photograph of a large, open field, possibly a golf course or a large undeveloped lot, with a Kohls store and residential areas visible in the background. The image is in a dark, monochromatic blue-grey tone. The Kohls store is on the left side, and a residential area with houses and trees is on the right. The field in the foreground has visible tire tracks and some sparse vegetation.

H&T