SALE

Special Purpose Investment Opportunity

904 FOUR SEASONS RD

Bloomington, IL 61701

PRESENTED BY:

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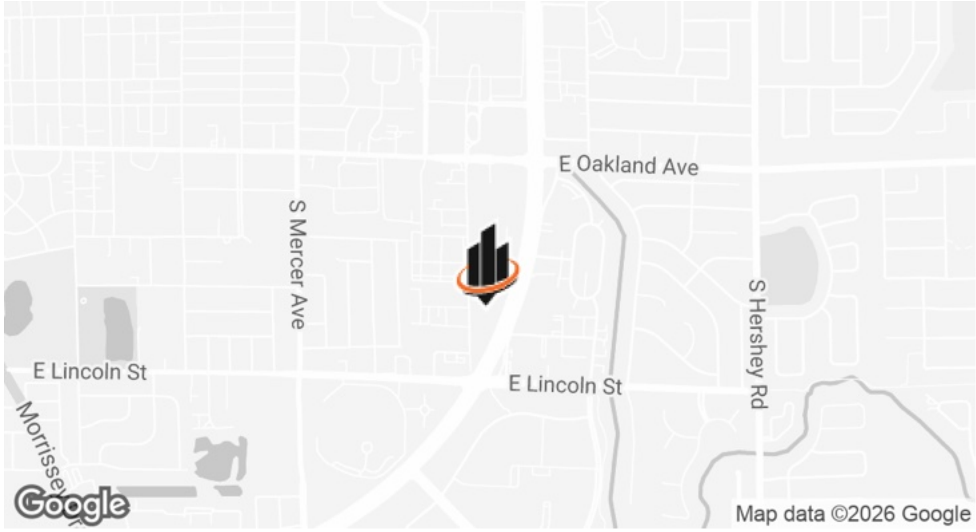
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$2,170,000
PRICE PER SQUARE:	$34.87 PSF
NUMBER OF UNITS:	1
LOT SIZE:	4.3 Acres
BUILDING SIZE:	62,221 SF
TWO PARCEL SALE (BUILDING AND EXTRA LOT)	21-11-129-007 21-11-177-008

PROPERTY DESCRIPTION

This unique 62,000+ sq. ft. facility presents an unparalleled opportunity for a visionary special-purpose user or investor. Designed for versatility, the property features: Two expansive swimming pools, modern locker rooms, saunas, multiple basketball and pickleball courts, indoor track, snack bar/café area, elegant lobby and office space. Strategically situated along Veterans Parkway, one of the highest-traffic corridors in Bloomington/Normal, this property offers maximum visibility and accessibility. Included in the sale is an additional 1.5-acre lot, providing ample space for future expansion or complementary development. Recent upgrades were completed to HVAC systems and pool systems. The layout supports a wide range of business ventures, this property is primed for transformation. The property is being sold "as is," This represents a rare chance to create something truly remarkable in a thriving commercial hub. Don't miss this investment opportunity, contact us today for more details!

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COMPLETE HIGHLIGHTS

ENDLESS POTENTIAL ALONG VETERANS PARKWAY

- Expansion Potential: The sale includes a 1.5 acre lot providing excellent space for future expansion, extra parking, or complementary development.
- Extensive Turkey Amenities: The facility is outfitted with two expansive swimming pools, an indoor track, multiple basketball and pickleball courts, modern locker rooms, saunas, and a childcare room.
- Commercial and Administrative features: The building is ready for business operations with an elegant front entrance lobby, dedicated office spaces, and a built-in snack bar/café area.
- Prime Visibility and Location: It is strategically located along Veterans Parkway, which is one of the highest-traffic corridors in the Bloomington-Normal area. Approximately 35,000 vehicles pass by on Veterans daily.
- Strong Local Economy: The surrounding "Twin Cities" area boasts a vibrant population of around 130,000+ and is home to major economic drivers, including Rivian's electric vehicle manufacturing plant, the headquarters for State Farm and Country Financial, and three major higher education institutions.
- Potential repurposing opportunities include: Youth sports and training complex (basketball, volleyball, you name it!), specialized medical or rehabilitation center, school or educational campus, church or community center, early childhood/daycare center, dedicated tournament venue, event or retreat venue, indoor entertainment and amusement center, gym or workout center, gymnastics gym, swimming school, e-sports arena and tech hub, convention center, specialized retail showroom, first responder or tactical training facility and so much more!
- Do not miss out on this unparalleled, rare chance to transform a highly versatile 62,221-square-foot facility into a truly remarkable and visionary destination that will serve the thriving Bloomington-Normal community for years to come!

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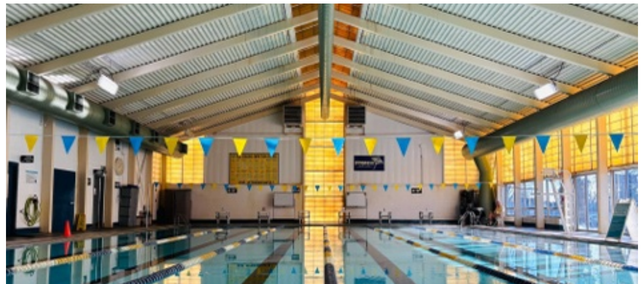
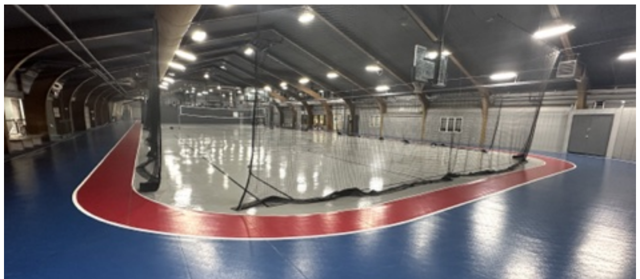
ADDITIONAL PHOTOS

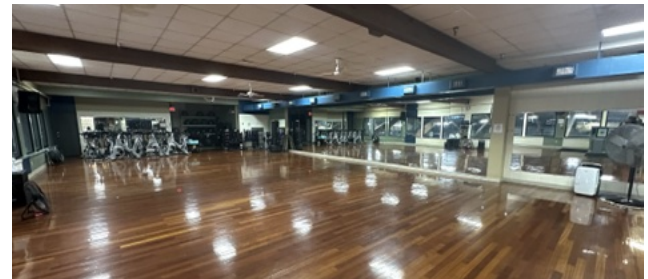

Front Entrance Lobby


South Swimming Pool


Private Restroom


Sports Gymnasium


North Basketball Court


Room overlooking the Sports Gymnasium


Viewing Area of North Swimming Pool

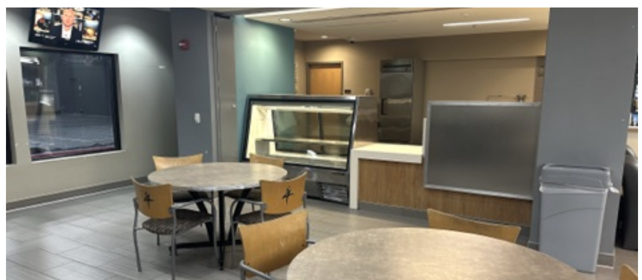

Snack/Cafe Space


Photo of second lot included in the sale

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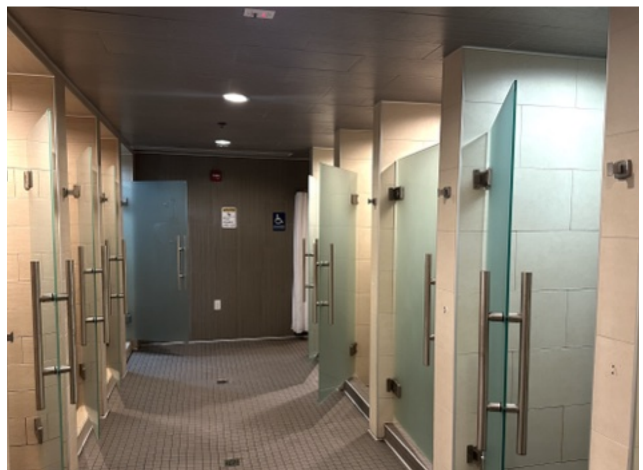
ADDITIONAL PHOTOS


Outline in red of property included in sale


Childcare room with private restroom


Front Lobby seating area


Women's Locker Room sinks


Women's Locker Room


Front Entrance

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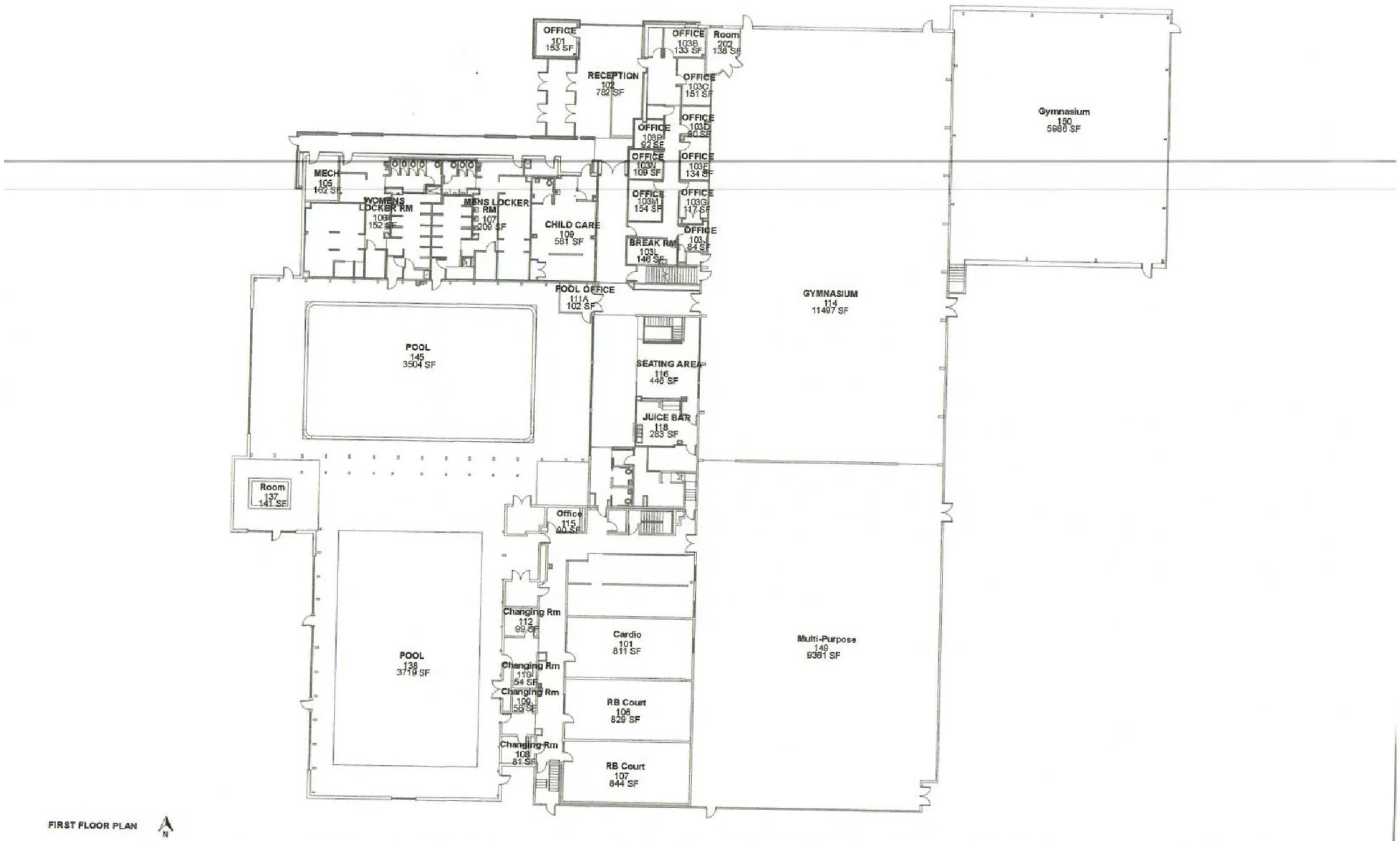

Floor Plan - excluding basement and viewing room above offices over looking the Gymnasium

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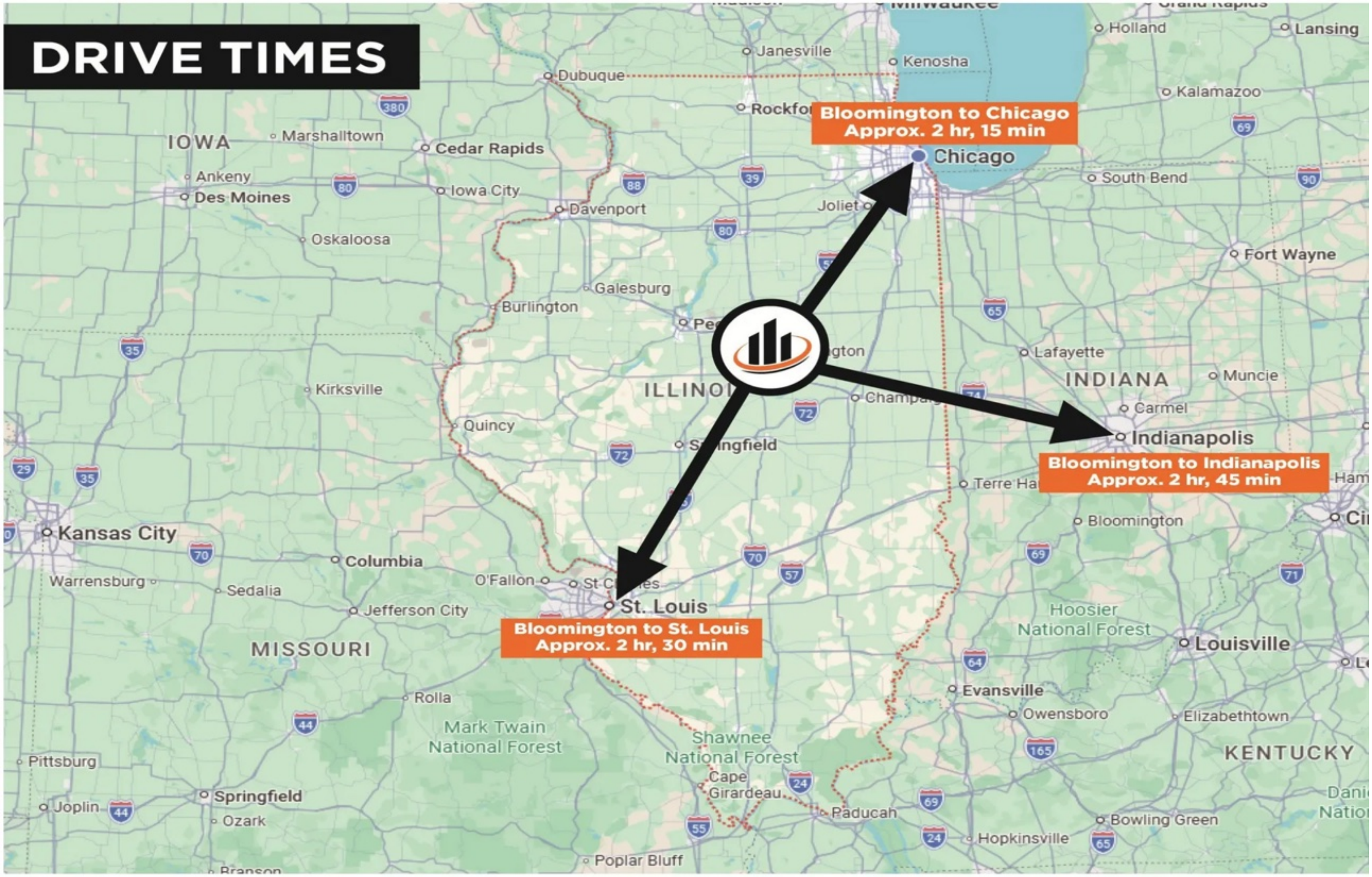
CENTRALLY LOCATED BETWEEN THREE MAJOR CITIES



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BLOOMINGTON-NORMAL, IL

- Prime Location: Situated in the heart of Central Illinois, Bloomington-Normal is ideally located within a few hours' drive of major cities including Chicago, St. Louis, Indianapolis, and the state capital, Springfield.
- Innovative Manufacturing: Rivian's 3.3 million square foot manufacturing campus is located in Normal, IL. This cutting-edge facility is a key player in the production of electric vehicles, positioning the area as a leader in the green economy.
- Population: The combined population of the "Twin Cities" stands at around 130,000, offering a vibrant community with a small-town feel and big-city amenities.
- Insurance Industry Leaders: Bloomington is proud to host two national insurance hubs—State Farm, one of the largest insurance companies in the U.S., and Country Financial, both of which have their headquarters here.
- Educational Institutions: The area is home to three renowned educational institutions—Illinois State University, Illinois Wesleyan University, and Heartland Community College—providing a highly educated workforce and contributing to the region's vibrant cultural scene.

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PROFESSIONAL BACKGROUND

Jill was born in Illinois and has lived in Central Illinois most of her life. She also lived in Oregon for 10 years during her school years. Jill has over 25 years of experience with client relations, customer service, leadership, event planning, and project management. She is a problem solver, effective communicator, relationship builder, and has strong interpersonal skills.

Before working at SVN Core 3, Jill had the experience of working with the SVN Core 3 team firsthand through her former employer. She explains, "The company I worked for moved to a new commercial building, and the new space required an extensive renovation." Jill got to know the team well during this time and said, "The professionalism, efficiency, and attention to detail that the team upheld throughout the entirety of the project was top-notch."
Because of the lasting impression SVN Core 3 made on Jill, she joined the team as a Commercial Property Manager in February of 2020.

Jill's favorite part of her position is the long-term relationships she builds with tenants, owners, and clients. She also enjoys the search for the perfect property fit for her clients. In addition to her role as our Commercial Property Manager, Jill is a licensed Real Estate Broker with a primary focus on Industrial and Land.

Jill and her husband Bob together have 3 children. They enjoy spending time with family, friends and their yellow lab Bonnie.

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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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