

33 ACRES, NORTH NORMAL

PIN 14-11-477-001 Northtown and Pipeline Rds, Normal, IL 61761



BERKSHIRE HATHAWAY
HomeServices
Central Illinois, REALTORS®

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**33 ACRES,
NORTH
NORMAL**



PROPERTY INFORMATION

PURCHASE PRICE
\$4,965,840.00

PROPERTY ADDRESS
*PIN 14-11-477-001 Northtown and Pipeline Rds
Normal, IL 61761*

LAND SIZE
33.00 Acres

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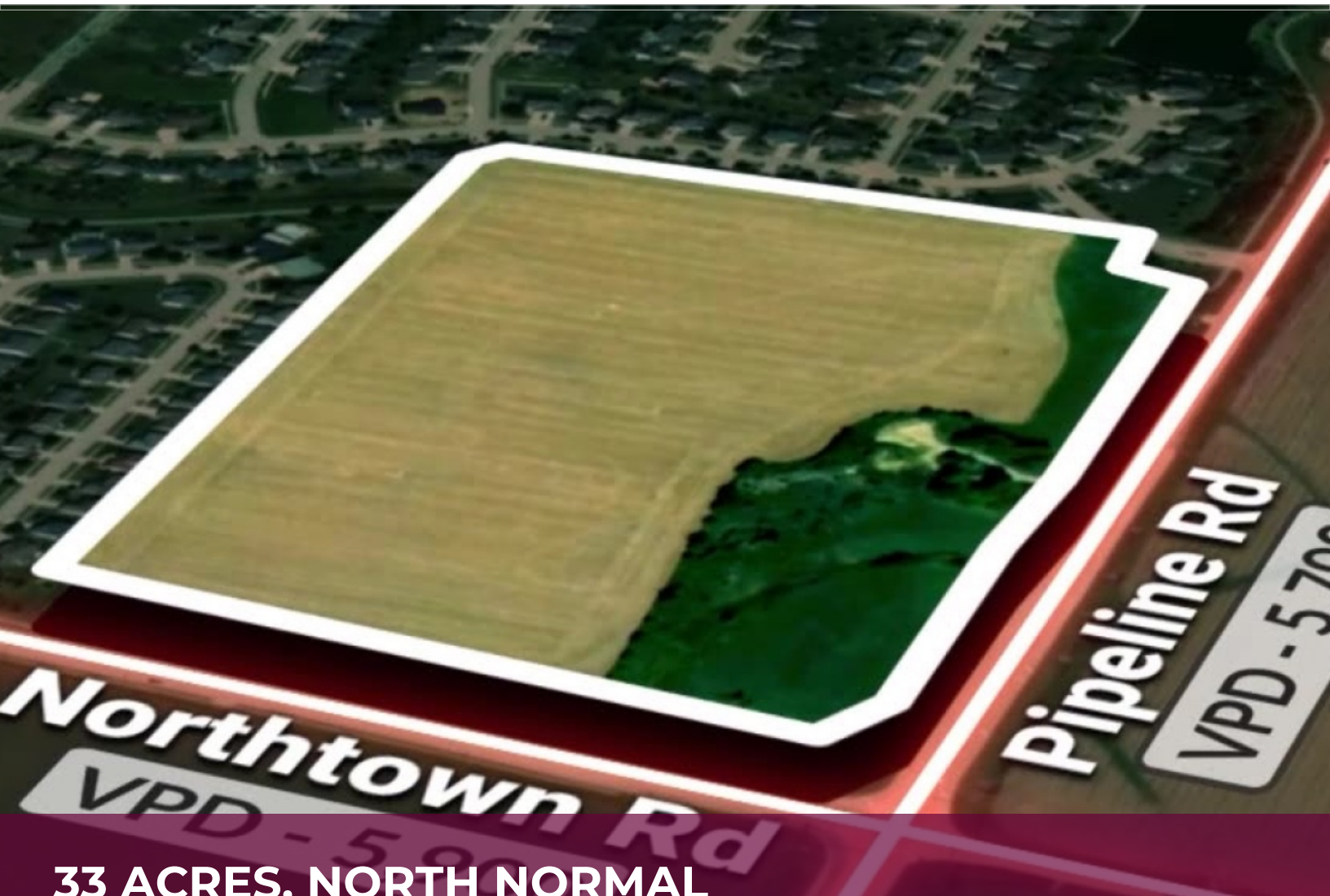
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Pipeline Rds
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Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

This 33-acre site presents a compelling opportunity for multifamily development with a clear path to annexation and rezoning. The property is subject to a city annexation agreement that supports multifamily use-significantly reducing entitlement risk for a prospective developer. The site offers the scale and flexibility to accommodate a thoughtfully planned residential community, with potential for phased development. Ideal for investors and developers seeking to capitalize on expanding housing demand in a growing area. Surrounded by ongoing development and supported by municipal cooperation, this property is well-positioned for a successful transition from agricultural use to higher-density residential or mixed use development.



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PROPERTY DETAILS

<https://youtu.be/WZgqmhdvuCs?si=R4rVopra2abfP19I>

PROPERTY PHOTOS



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PROPERTY PHOTOS

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PROPERTY PHOTOS



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PROPERTY PHOTOS

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PROPERTY PHOTOS



Potential for phased development
Ideal for investors and developers seeking to capitalize on expanding housing demand in a growing area.



Subject to a city annexation agreement that supports multifamily use-significantly reducing entitlement risk for a prospective developer

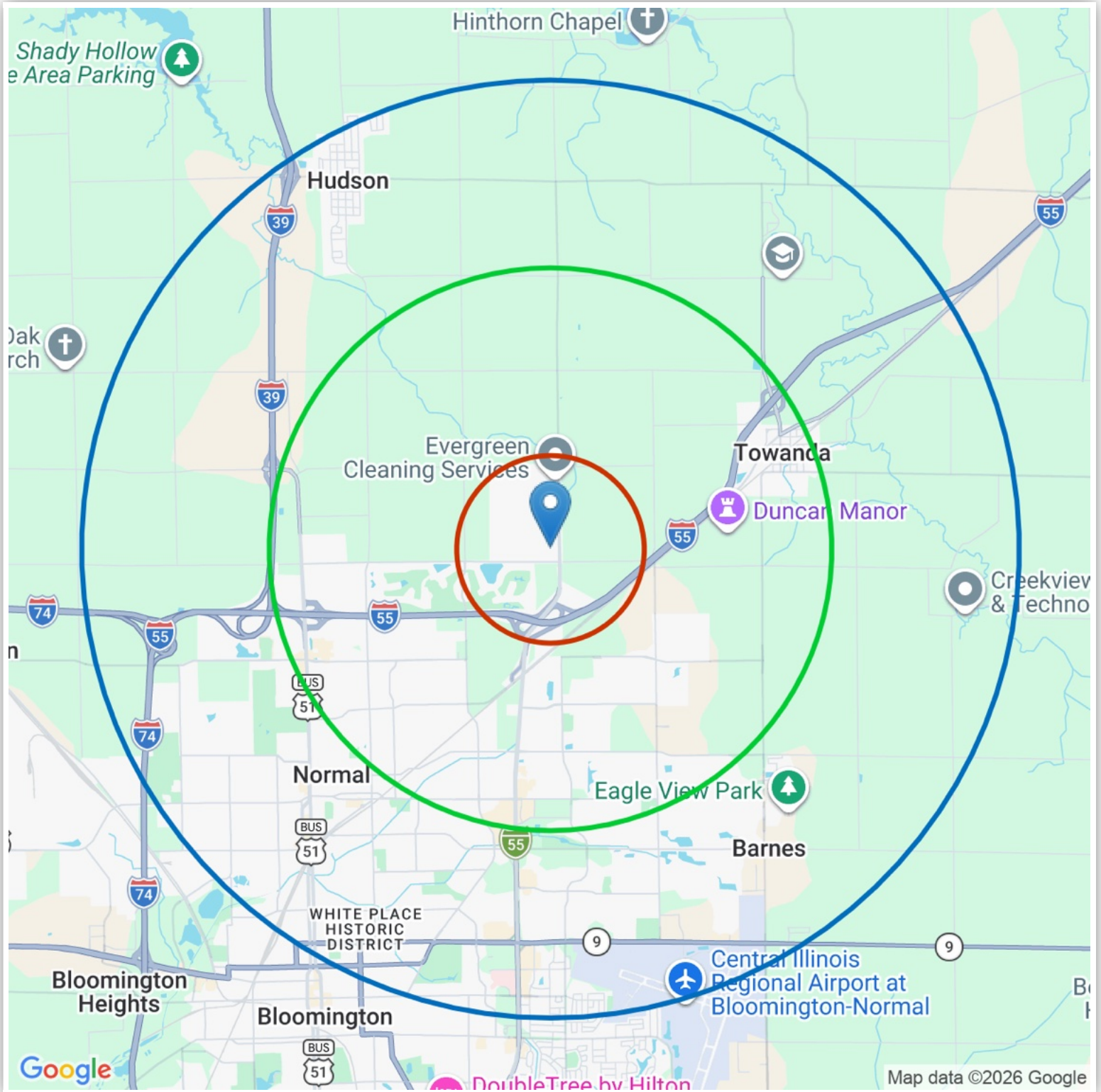
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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

1,880
Population

44.4 Median Age

2.6
Average Household Size

709
Total Households

EDUCATION

3.12%
No High School Diploma

18.4%
High School Graduate

16.17%
Some College

35.31%
Bachelor's/Grad

BUSINESS

9
Total Businesses

106
Total Employees

EMPLOYMENT

13
Manufacturing Employees

13
Retail Trade Employees

1
Eating & Drinking Employees

6
Finance/Ins/Real Estate Emp

2.1% Unemployment Rate

INCOME

\$100,163
Median Household Income

\$58,852
Per Capita Income

\$544,825
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (24.9%) ■
The smallest group : \$15,000 - \$24,999 (3.18%) ■

Indicator	Value(%)	
< \$15,000	4.01	■
\$15,000 - \$24,999	3.18	■
\$25,000 - \$34,999	4.56	■
\$35,000 - \$49,999	10.37	■
\$50,000 - \$74,999	15.91	■
\$75,000 - \$99,999	11.76	■
\$100,000 - \$149,999	24.9	■
\$150,000 - \$199,999	7.19	■
\$200,000+	17.98	■



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

28,198
Population

38.4 Median Age

2.42
Average Household Size

11,318
Total Households

EDUCATION

1.13%
No High School Diploma

23.01%
High School Graduate

13.65%
Some College

37.99%
Bachelor's/Grad

BUSINESS

777
Total Businesses

11,500
Total Employees

EMPLOYMENT

4,541
Retail Trade Employees

506
Manufacturing Employees

1,658
Eating & Drinking Employees

562
Finance/Ins/Real Estate Emp

2.1% Unemployment Rate

INCOME

\$93,673
Median Household Income

\$52,454
Per Capita Income

\$373,389
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (21.03%) ■

The smallest group : < \$15,000 (3.96%) ■

Indicator	Value(%)	
< \$15,000	3.96	■
\$15,000 - \$24,999	5.09	■
\$25,000 - \$34,999	6.81	■
\$35,000 - \$49,999	8.26	■
\$50,000 - \$74,999	17.11	■
\$75,000 - \$99,999	11.07	■
\$100,000 - \$149,999	21.03	■
\$150,000 - \$199,999	11.18	■
\$200,000+	15.47	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

89,115
Population

31 Median Age

2.3
Average Household Size

34,317
Total Households

EDUCATION

1.86%
No High School Diploma

20.39%
High School Graduate

15.18%
Some College

35.38%
Bachelor's/Grad

BUSINESS

2,626
Total Businesses

67,967
Total Employees

EMPLOYMENT

11,600
Retail Trade Employees

913
Manufacturing Employees

25,552
Finance/Ins/Real Estate Emp

5,270
Eating & Drinking Employees

3% Unemployment Rate

INCOME

\$73,657
Median Household Income

\$42,516
Per Capita Income

\$198,416
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (17.89%) ■
The smallest group : \$15,000 - \$24,999 (6.05%) ■

Indicator	Value(%)	
< \$15,000	10.61	■
\$15,000 - \$24,999	6.05	■
\$25,000 - \$34,999	7.98	■
\$35,000 - \$49,999	8.15	■
\$50,000 - \$74,999	17.89	■
\$75,000 - \$99,999	11.9	■
\$100,000 - \$149,999	17.21	■
\$150,000 - \$199,999	8.45	■
\$200,000+	11.76	■



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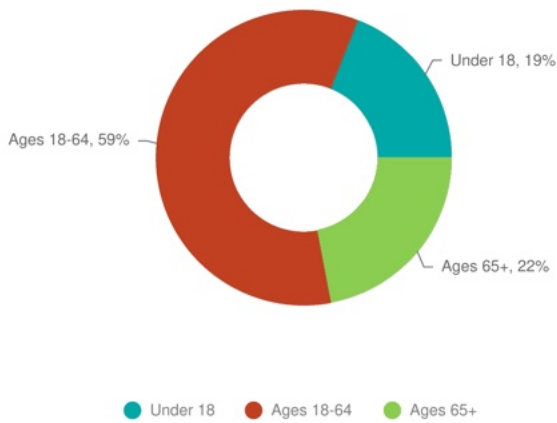


INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

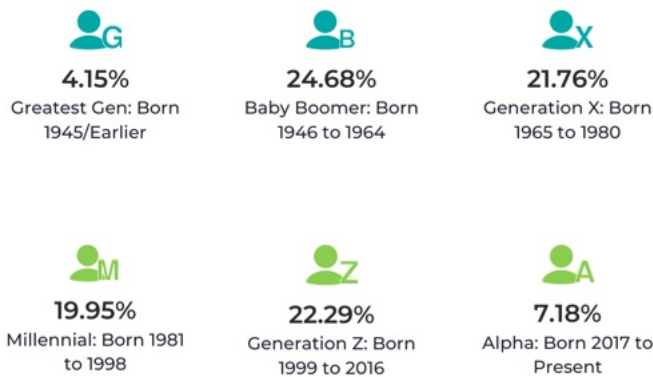
POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

1,880 Population	723 Households	44.4 Median Age
2.6 Avg Size Household	\$100,163 Median Household Income	\$275,229 Median Home Value
145 Wealth Index	120 Housing Affordability	31.7 Diversity Index

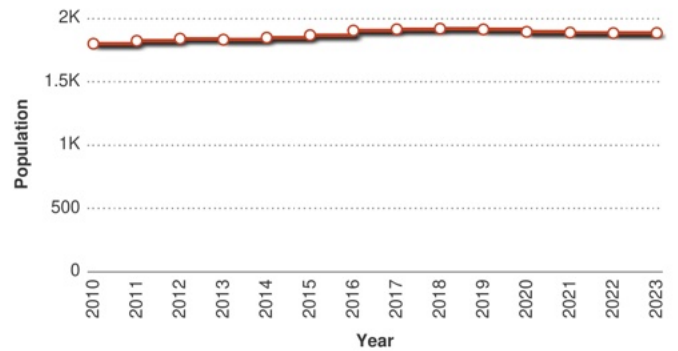
POPULATION BY AGE



POPULATION BY GENERATION



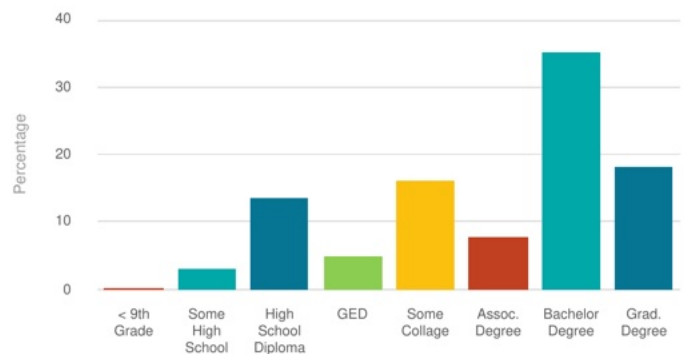
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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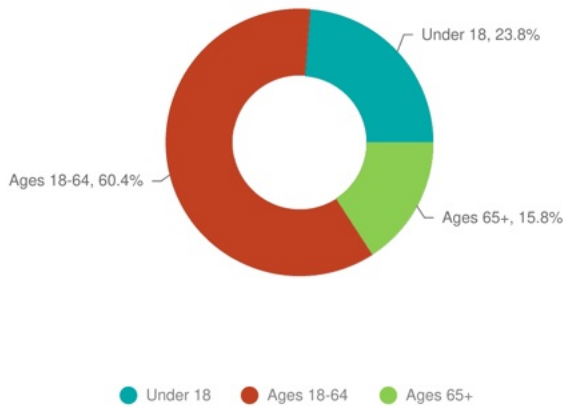


INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

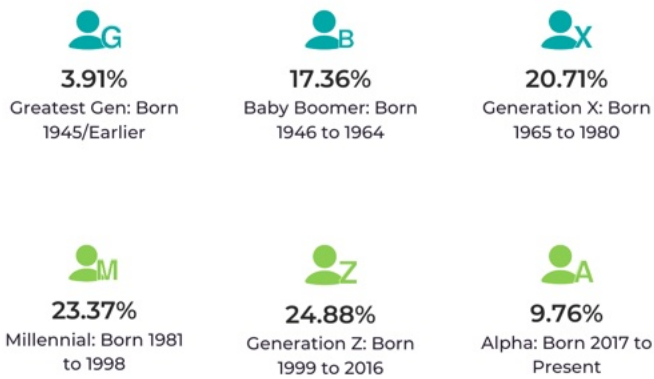
POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

28,198 Population	11,640 Households	38.4 Median Age
2.42 Avg Size Household	\$93,673 Median Household Income	\$242,952 Median Home Value
123 Wealth Index	127 Housing Affordability	45.6 Diversity Index

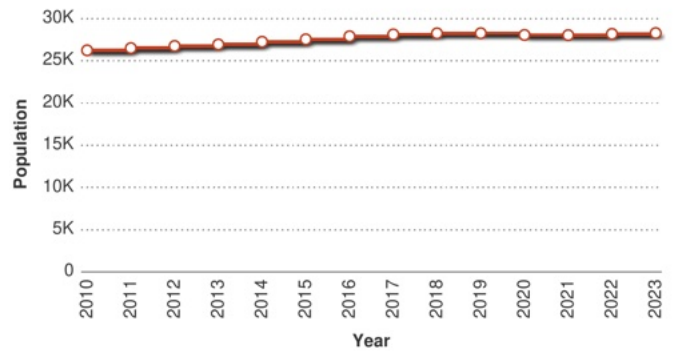
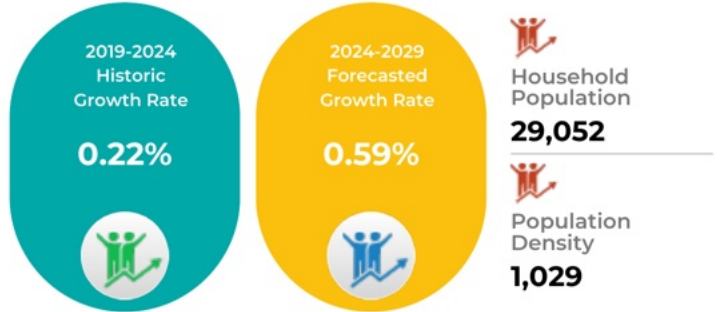
POPULATION BY AGE



POPULATION BY GENERATION



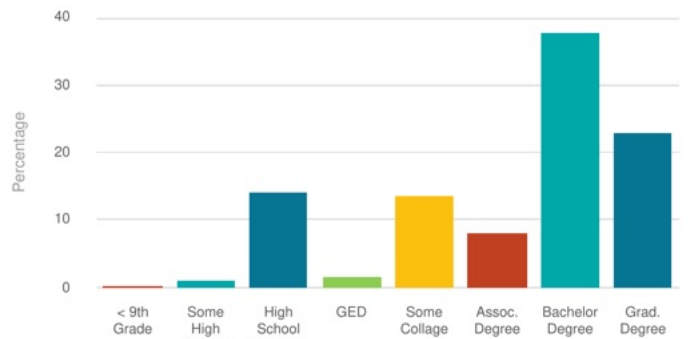
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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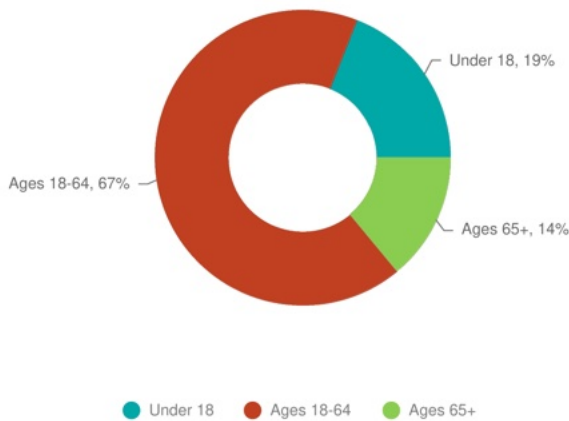
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

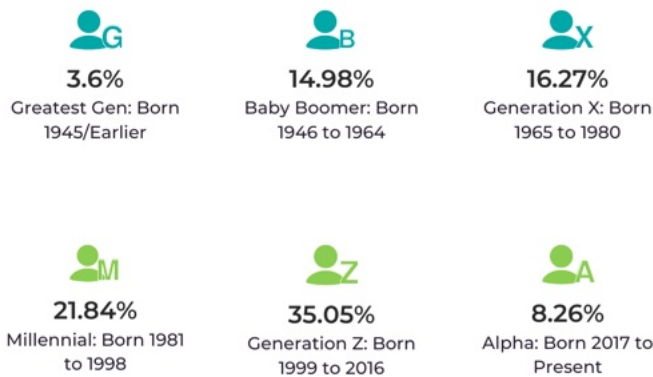
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

89,115 Population	35,260 Households	31 Median Age
2.3 Avg Size Household	\$73,657 Median Household Income	\$221,893 Median Home Value
97 Wealth Index	109 Housing Affordability	51.8 Diversity Index

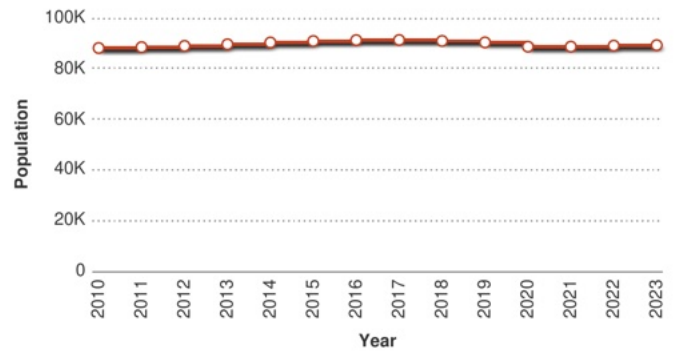
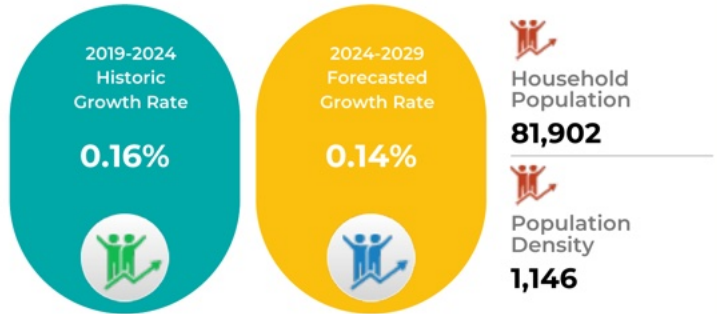
POPULATION BY AGE



POPULATION BY GENERATION



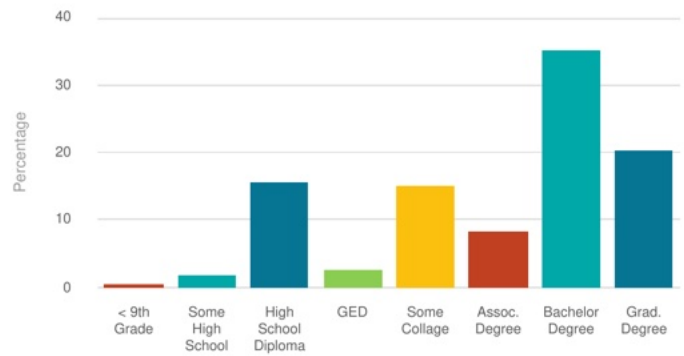
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



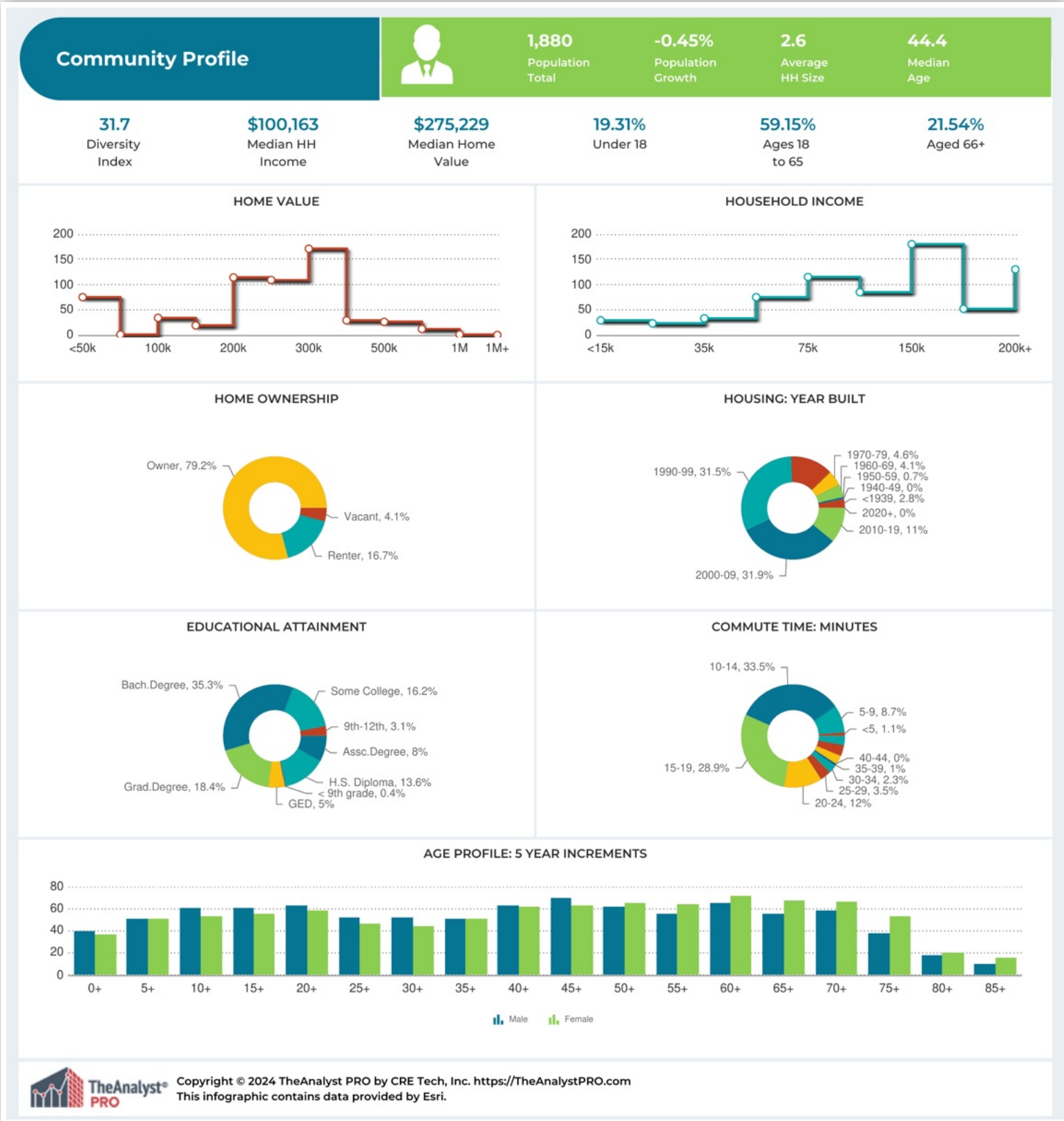
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INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

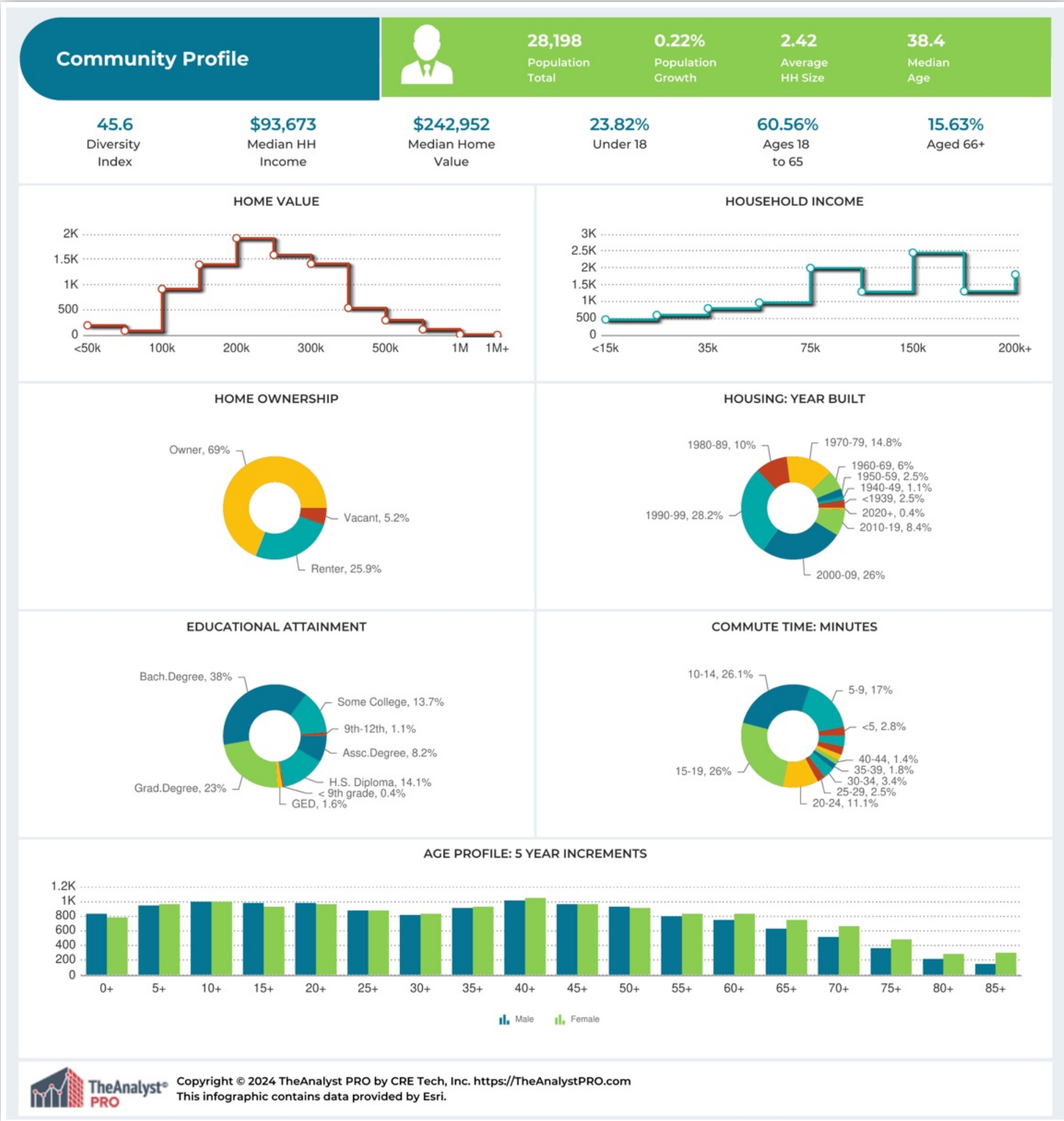


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INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

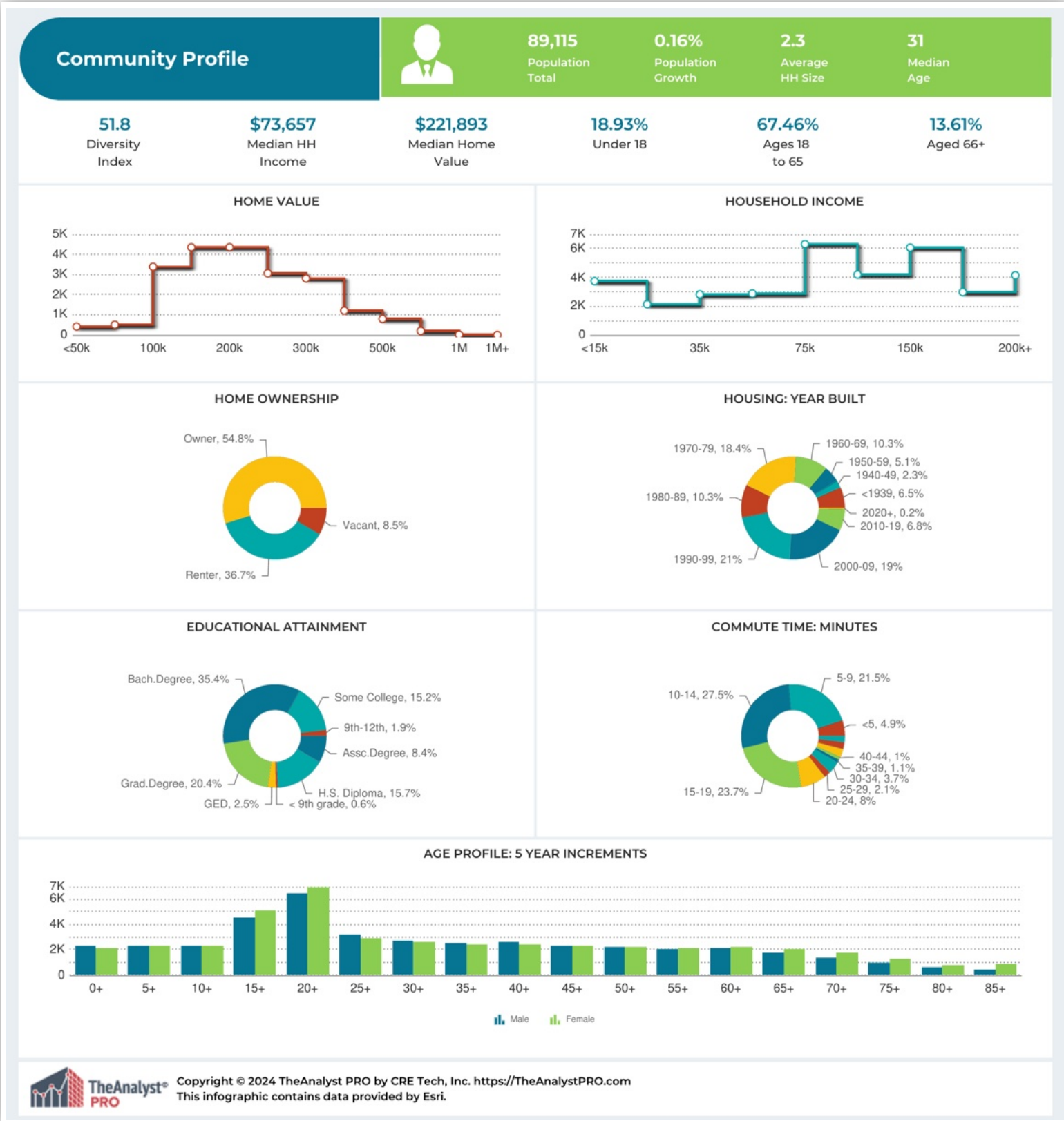


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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)



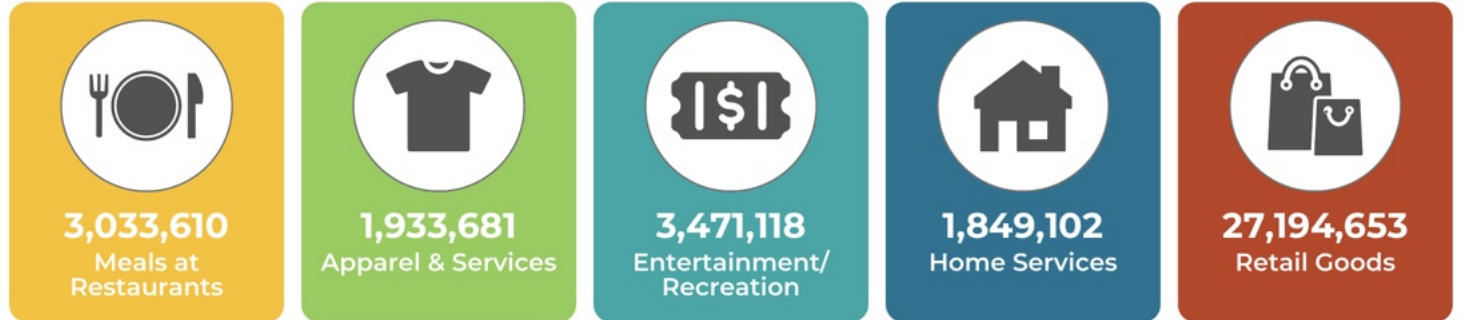
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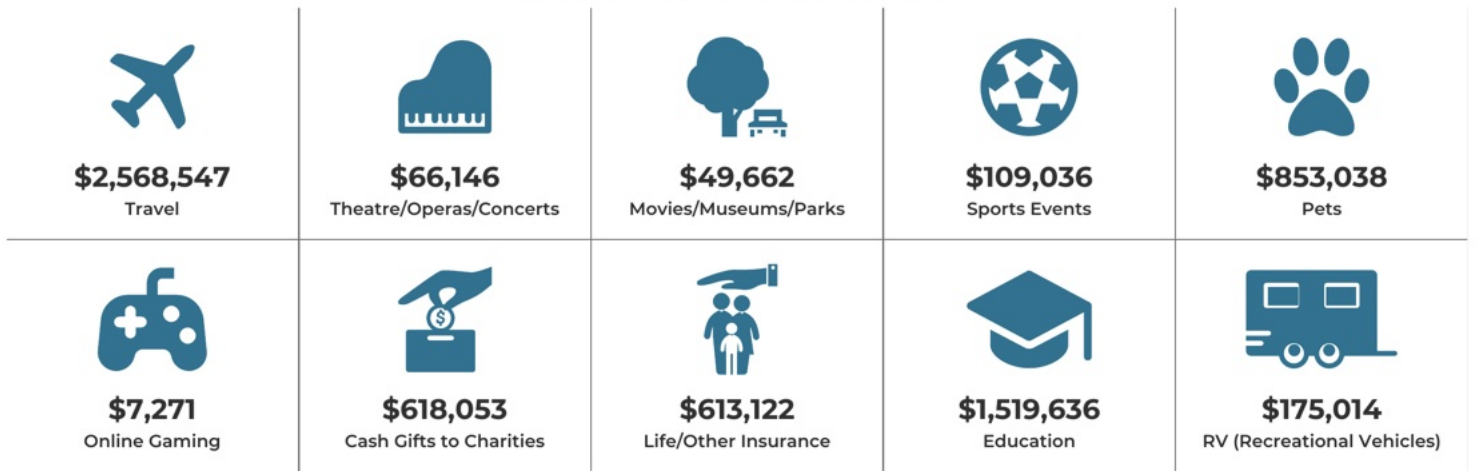


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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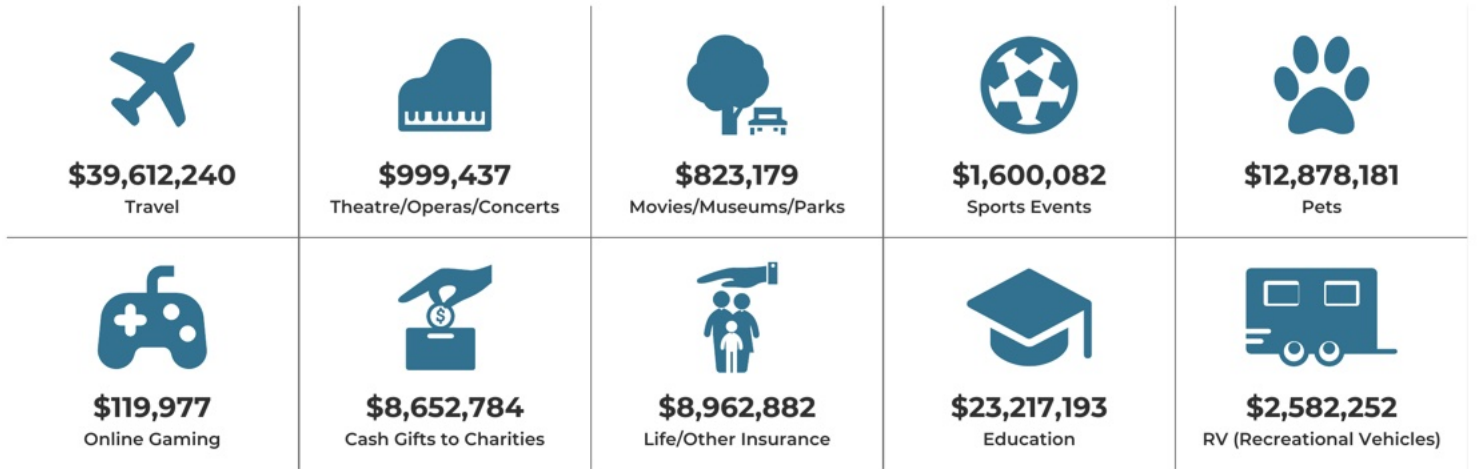


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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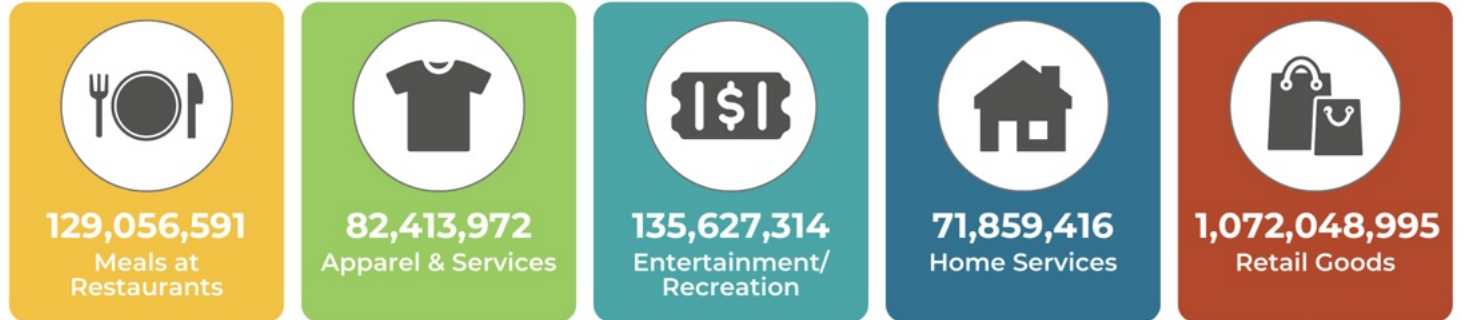
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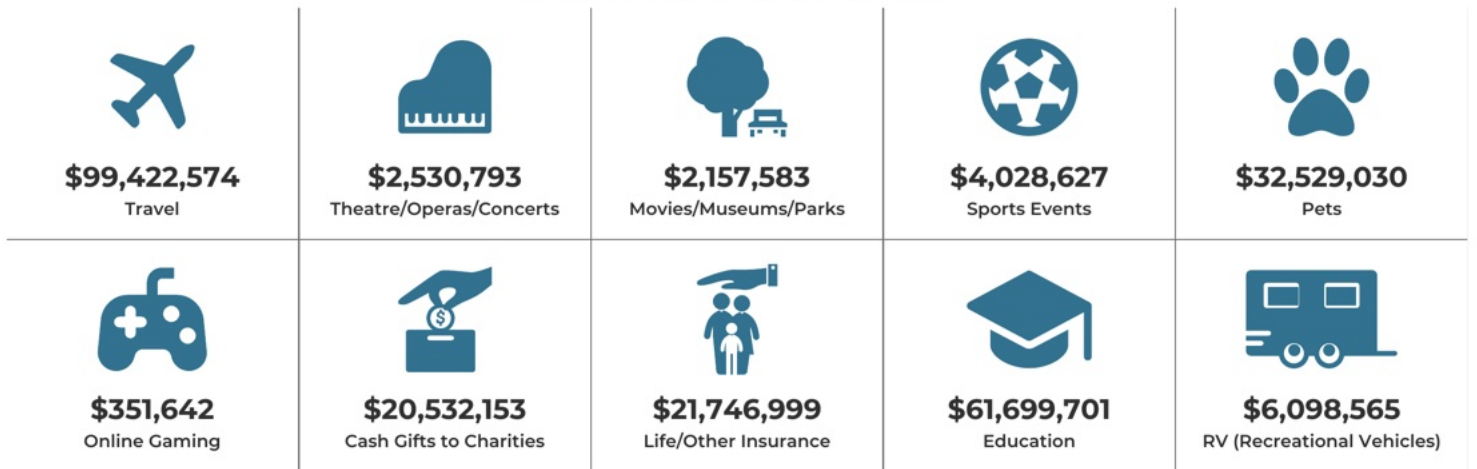


Lifestyle and Tapestry Segmentation Infographic

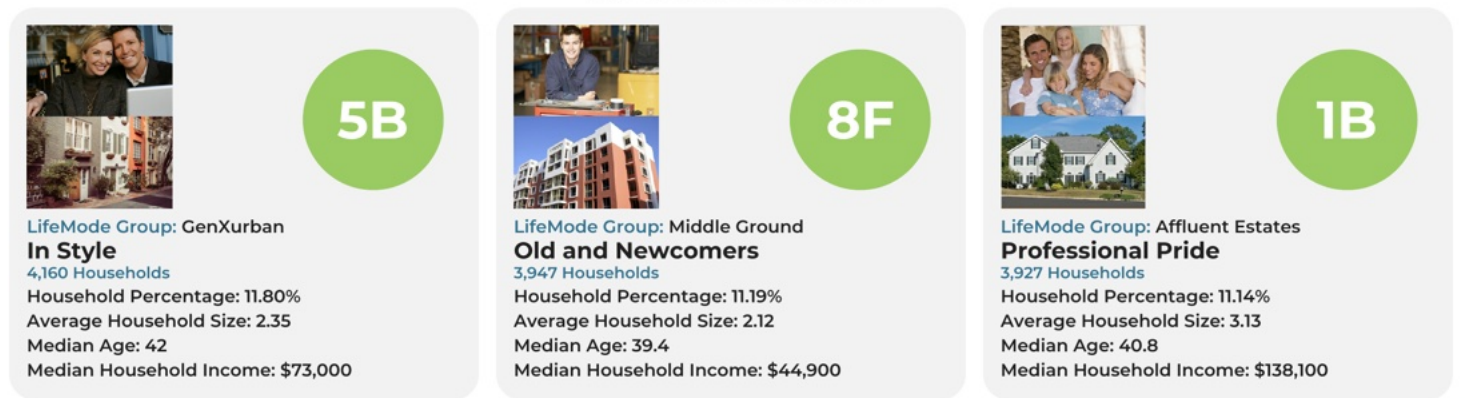
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)

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DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2020	2025	2030
Total Population	1,916	1,845	1,828
Total Households	709	727	738
Family Households	454	450	454
Average Household Size	2.70	2.54	2.48
Owner Occupied Housing Units	576	594	621
Renter Occupied Housing Units	133	133	116
Median Age	43.3	45.1	45.9

Trends 2025 - 2030	Area	State	National
Population	-0.2%	-0.3%	0.4%
Households	0.3%	0.1%	0.6%
Family Population	0.2%	0.0%	0.5%
Owner Occupied Housing Units	0.9%	0.5%	0.0%
Median Household Income	2.8%	2.5%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	80	4.2%	73	4.0%	73	4.0%
5-9	112	5.8%	87	4.7%	79	4.3%
10-14	128	6.7%	112	6.1%	91	5.0%
15-19	121	6.3%	114	6.2%	103	5.6%
20-24	107	5.6%	100	5.4%	97	5.3%
25-29	113	5.9%	107	5.8%	108	5.9%
30-34	96	5.0%	122	6.6%	110	6.0%
35-39	102	5.3%	100	5.4%	128	7.0%
40-44	148	7.7%	104	5.6%	106	5.8%
45-49	117	6.1%	149	8.1%	107	5.8%
50-54	124	6.5%	116	6.3%	149	8.2%
55-59	149	7.8%	115	6.2%	113	6.2%
60-64	135	7.0%	134	7.3%	110	6.0%
65-69	144	7.5%	117	6.3%	126	6.9%
70-74	121	6.3%	123	6.7%	106	5.8%
75-79	63	3.3%	98	5.3%	105	5.7%
80-84	33	1.7%	47	2.5%	76	4.2%
Age 85+	23	1.2%	27	1.5%	40	2.2%

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DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

<\$10,000	24	3.3%	22	3.0%
\$10,000-14,999	7	1.0%	5	0.7%
\$15,000-19,999	4	0.6%	3	0.4%
\$20,000-24,999	34	4.7%	25	3.4%
\$25,000-29,999	4	0.6%	3	0.4%
\$30,000-34,999	21	2.9%	17	2.3%
\$35,000-39,999	10	1.4%	8	1.1%
\$40,000-44,999	27	3.7%	23	3.1%
\$45,000-49,999	41	5.6%	34	4.6%
\$50,000-59,999	38	5.2%	32	4.3%
\$60,000-74,999	44	6.0%	38	5.2%
\$75000-99999	81	11.1%	73	9.9%
\$100,000-124,999	92	12.7%	93	12.6%
\$125,000-149,999	73	10.0%	79	10.7%
\$150000-199999	84	11.6%	101	13.7%
\$200,000-249,999	65	8.9%	83	11.3%
\$250,000-299,999	30	4.1%	36	4.9%
\$300,000-399,999	25	3.4%	33	4.5%
\$400,000-499,999	8	1.1%	11	1.5%
\$500,000+	16	2.2%	19	2.6%
Median Household Income	\$106,624	-	\$122,685	-
Average Household Income	\$133,226	-	\$150,056	-
Per Capita Income	\$60,685	-	\$69,950	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,660	86.6%	1,575	85.4%	1,540	84.3%
Black Alone	67	3.5%	71	3.9%	74	4.0%
American Indian	1	0.1%	1	0.1%	1	0.1%
Asian Alone	56	2.9%	58	3.1%	63	3.5%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	19	1.0%	20	1.1%	21	1.1%
Two or More Races	112	5.8%	120	6.5%	129	7.1%
Hispanic (Any Race)	67	3.5%	71	3.8%	77	4.2%

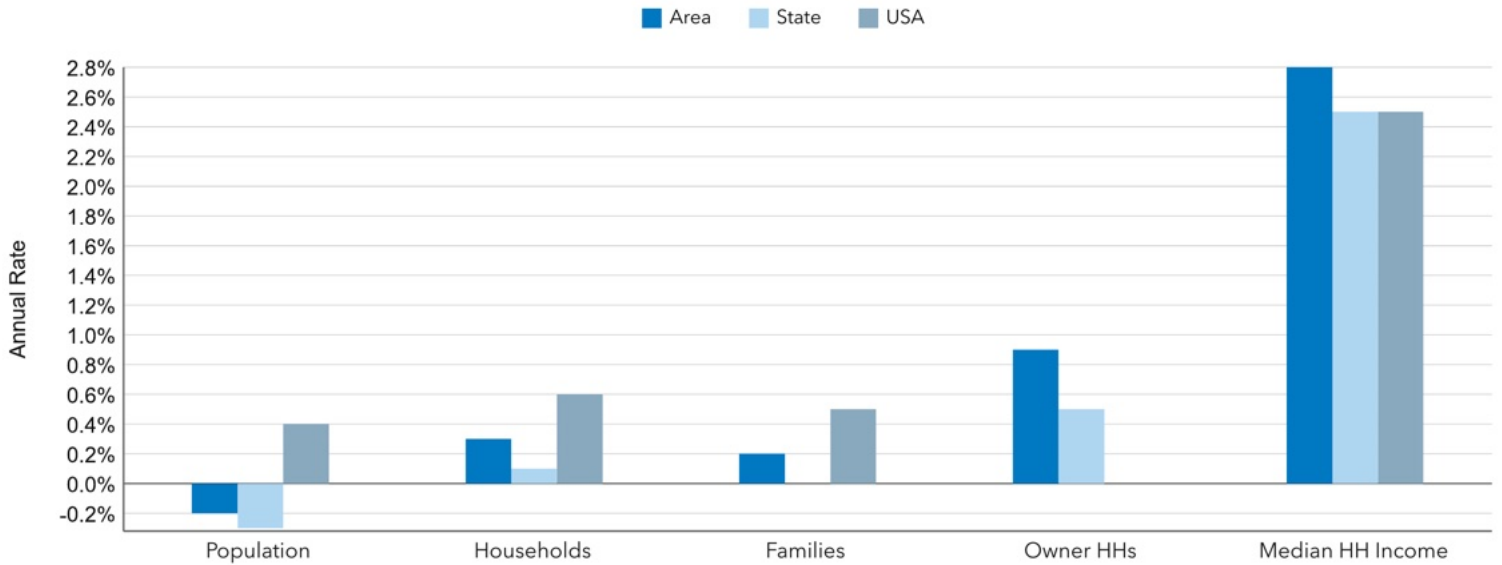
33 ACRES, NORTH NORMAL

PIN 14-11-477-001 Northtown and Pipeline Rds, Normal, IL, 61761

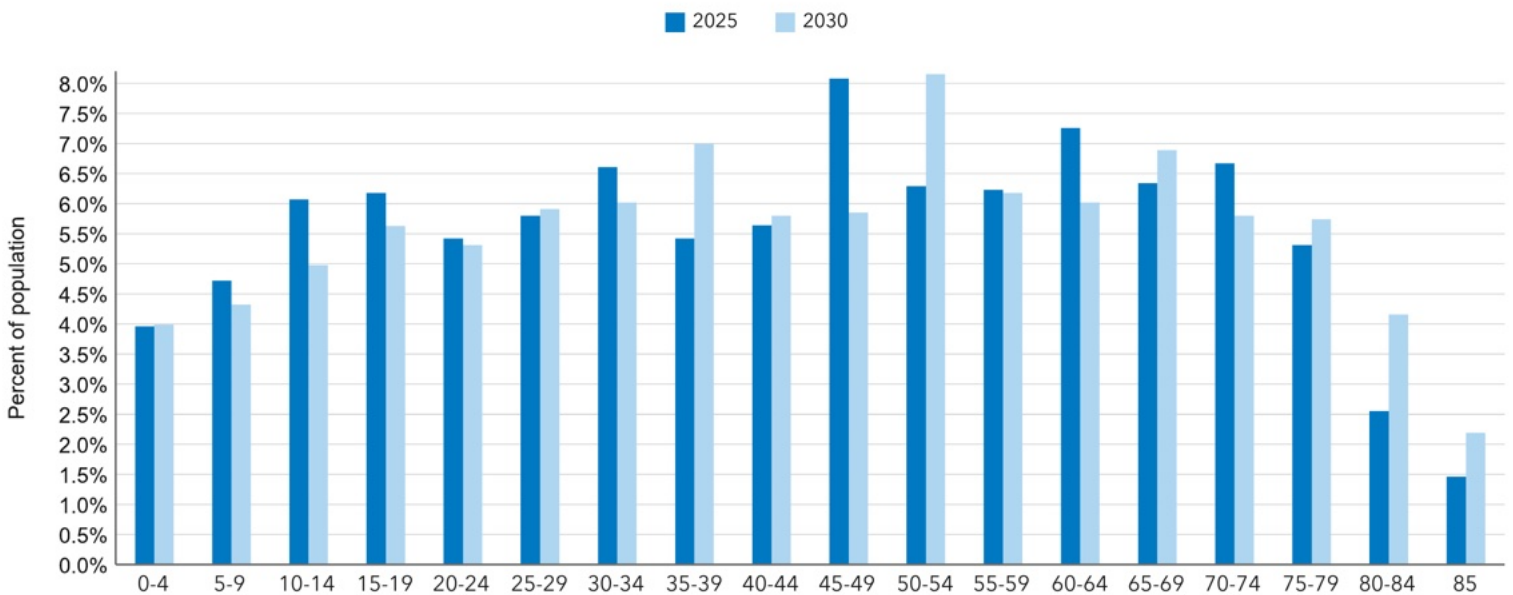
DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)



Trends: 2025 - 2030 Annual Rate






Population by Age



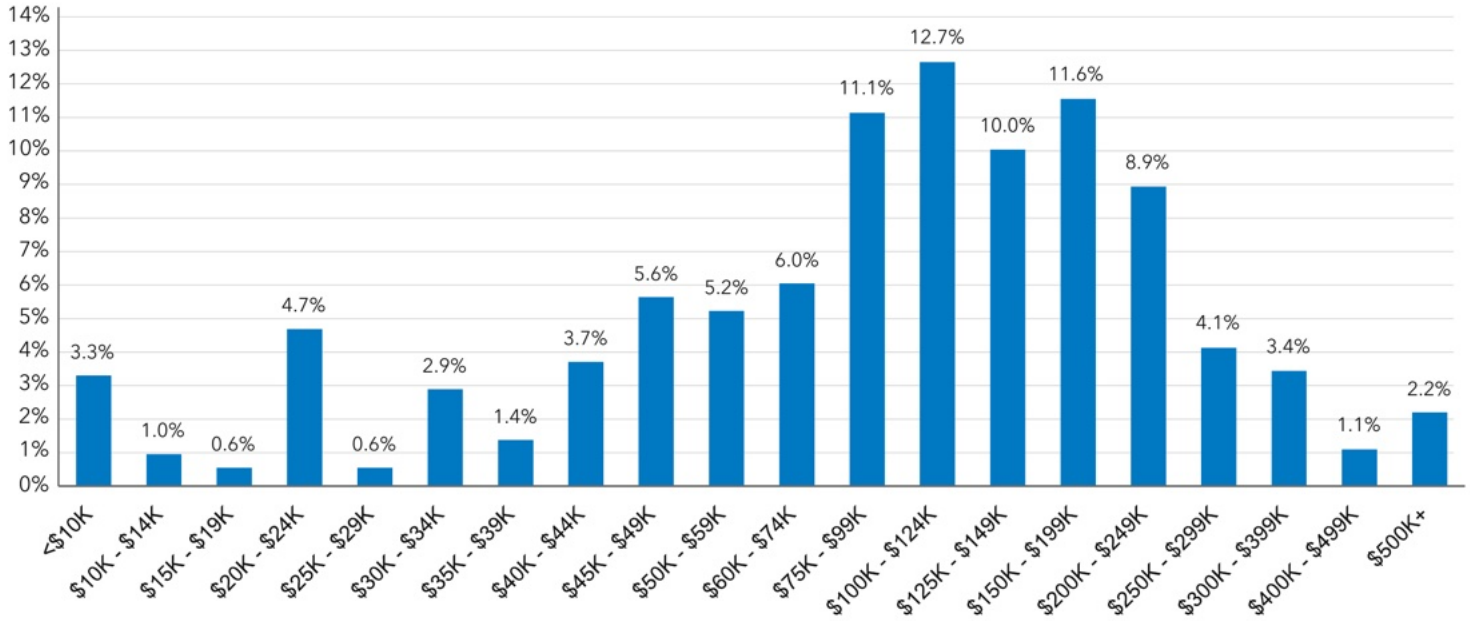
33 ACRES, NORTH NORMAL

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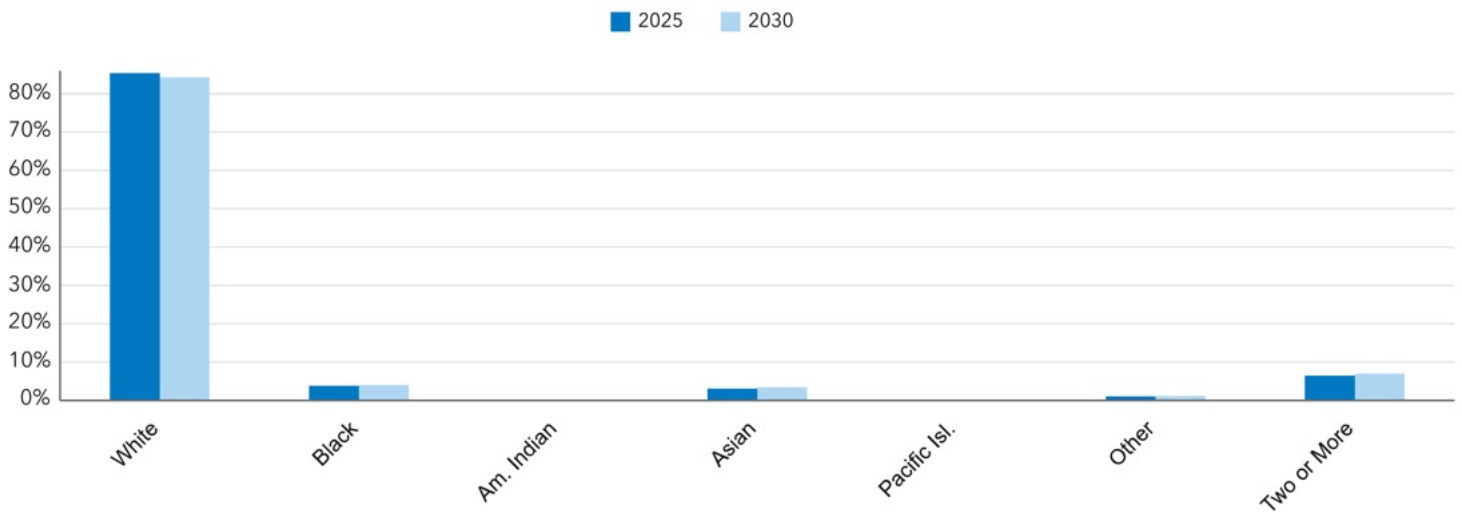
DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

 <p>\$106,624 Median Household Income</p>	 <p>\$542,597 Median Net Worth</p>	 <p>134 Esri Wealth Index</p>	 <p>111 Esri Housing Affordability Index</p>	 <p>32 Esri Diversity Index</p>
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Households by Income for 2025



Population by Race



33 ACRES, NORTH NORMAL

PIN 14-11-477-001 Northtown and Pipeline Rds, Normal, IL, 61761

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

Summary	Census 2020	2025	2030
Total Population	27,939	27,887	28,153
Total Households	11,318	11,753	12,168
Family Households	7,374	7,396	7,556
Average Household Size	2.47	2.37	2.31
Owner Occupied Housing Units	8,066	8,497	8,880
Renter Occupied Housing Units	3,252	3,256	3,288
Median Age	37.4	38.1	38.6

Trends 2025 - 2030	Area	State	National
Population	0.2%	-0.3%	0.4%
Households	0.7%	0.1%	0.6%
Family Population	0.4%	0.0%	0.5%
Owner Occupied Housing Units	0.9%	0.5%	0.0%
Median Household Income	1.5%	2.5%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,662	6.0%	1,586	5.7%	1,598	5.7%
5-9	1,949	7.0%	1,841	6.6%	1,707	6.1%
10-14	2,102	7.5%	1,918	6.9%	1,857	6.6%
15-19	1,986	7.1%	1,811	6.5%	1,690	6.0%
20-24	1,940	6.9%	1,927	6.9%	1,858	6.6%
25-29	1,663	6.0%	2,016	7.2%	2,034	7.2%
30-34	1,736	6.2%	1,750	6.3%	2,060	7.3%
35-39	1,905	6.8%	1,755	6.3%	1,783	6.3%
40-44	1,977	7.1%	1,885	6.8%	1,766	6.3%
45-49	1,820	6.5%	1,900	6.8%	1,840	6.5%
50-54	1,784	6.4%	1,711	6.1%	1,789	6.3%
55-59	1,771	6.3%	1,649	5.9%	1,591	5.7%
60-64	1,564	5.6%	1,609	5.8%	1,530	5.4%
65-69	1,381	4.9%	1,386	5.0%	1,450	5.2%
70-74	1,120	4.0%	1,221	4.4%	1,261	4.5%
75-79	707	2.5%	945	3.4%	1,084	3.9%
80-84	458	1.6%	562	2.0%	753	2.7%
Age 85+	413	1.5%	414	1.5%	504	1.8%

33 ACRES, NORTH NORMAL

PIN 14-11-477-001 Northtown and Pipeline Rds, Normal, IL, 61761

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

<\$10,000	243	2.1%	238	2.0%
\$10,000-14,999	197	1.7%	195	1.6%
\$15,000-19,999	137	1.2%	111	0.9%
\$20,000-24,999	688	5.8%	569	4.7%
\$25,000-29,999	192	1.6%	159	1.3%
\$30,000-34,999	459	3.9%	416	3.4%
\$35,000-39,999	202	1.7%	177	1.4%
\$40,000-44,999	489	4.2%	442	3.6%
\$45,000-49,999	403	3.4%	365	3.0%
\$50,000-59,999	561	4.8%	544	4.5%
\$60,000-74,999	883	7.5%	872	7.2%
\$75000-99999	1,144	9.7%	1,143	9.4%
\$100,000-124,999	1,606	13.7%	1,663	13.7%
\$125,000-149,999	847	7.2%	897	7.4%
\$150000-199999	1,735	14.8%	1,885	15.5%
\$200,000-249,999	937	8.0%	1,197	9.8%
\$250,000-299,999	403	3.4%	499	4.1%
\$300,000-399,999	335	2.9%	460	3.8%
\$400,000-499,999	91	0.8%	117	1.0%
\$500,000+	201	1.7%	218	1.8%
Median Household Income	\$103,476	-	\$111,266	-
Average Household Income	\$128,868	-	\$139,877	-
Per Capita Income	\$54,557	-	\$60,711	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,746	77.8%	21,226	76.1%	20,917	74.3%
Black Alone	2,374	8.5%	2,546	9.1%	2,738	9.7%
American Indian	51	0.2%	52	0.2%	52	0.2%
Asian Alone	1,670	6.0%	1,788	6.4%	1,968	7.0%
Pacific Islander	6	0.0%	6	0.0%	6	0.0%
Some Other Race	406	1.4%	441	1.6%	482	1.7%
Two or More Races	1,686	6.0%	1,829	6.6%	1,990	7.1%
Hispanic (Any Race)	1,246	4.5%	1,362	4.9%	1,494	5.3%

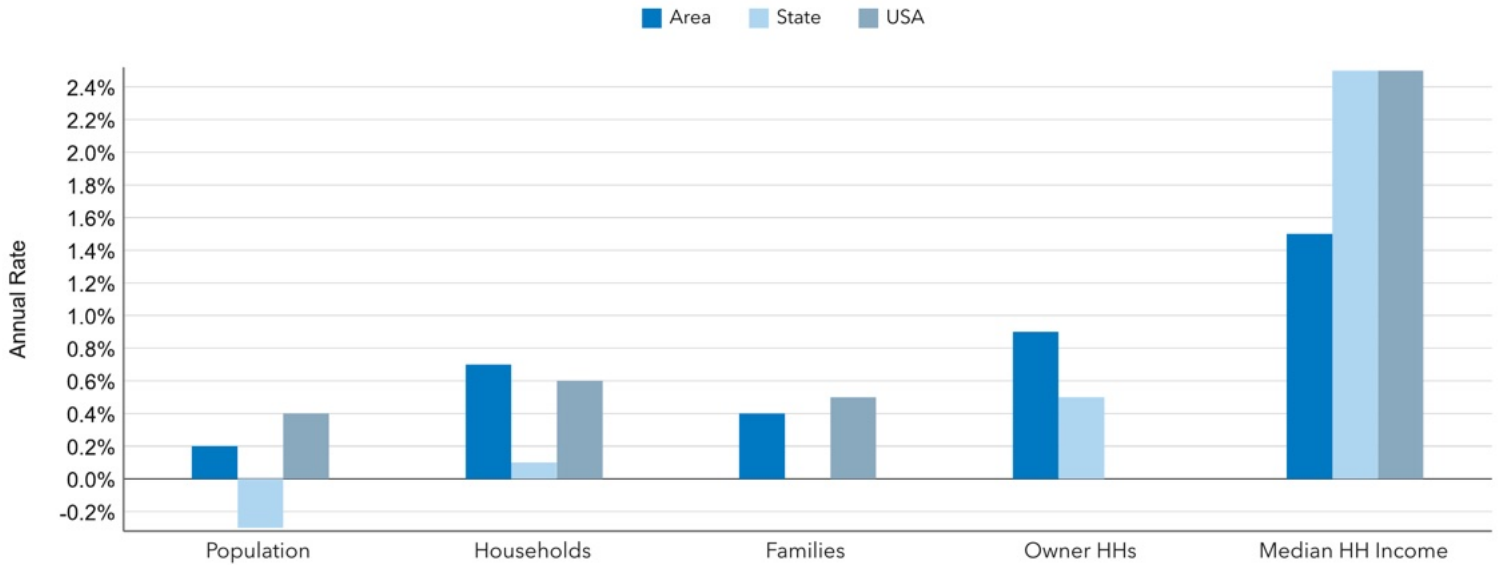
33 ACRES, NORTH NORMAL

PIN 14-11-477-001 Northtown and Pipeline Rds, Normal, IL, 61761

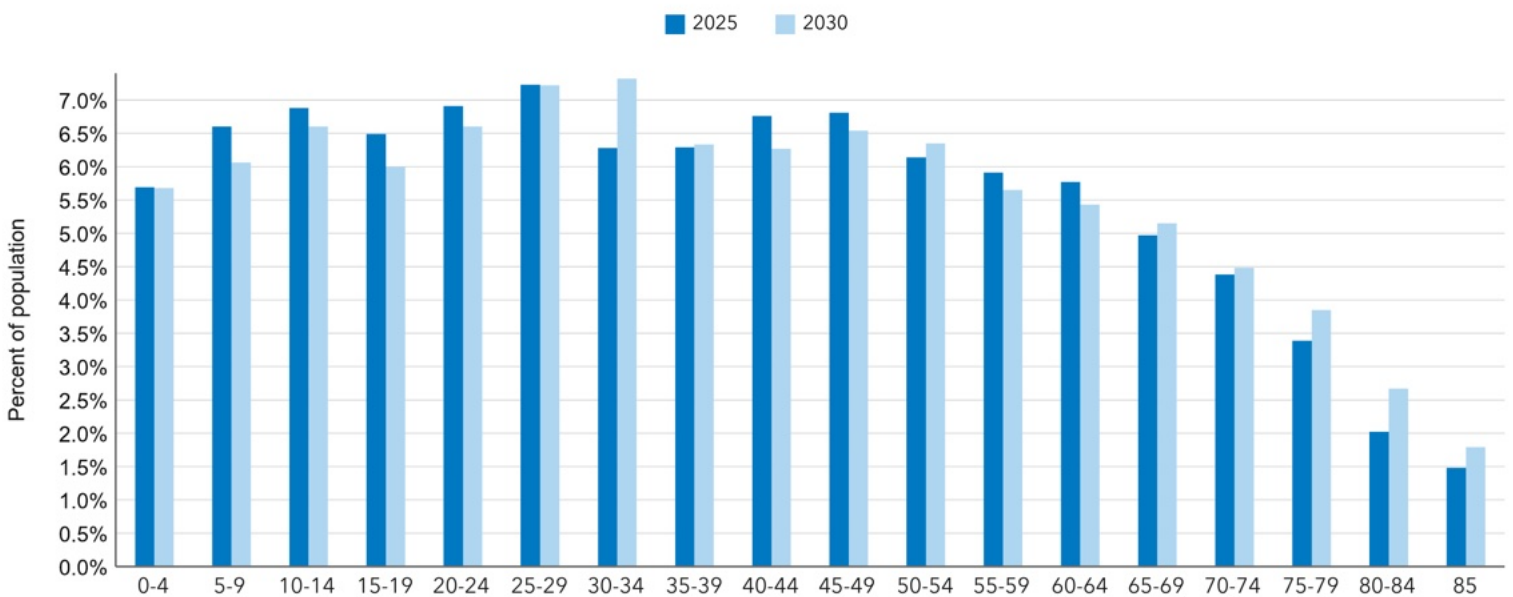
DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)



Trends: 2025 - 2030 Annual Rate



Population by Age



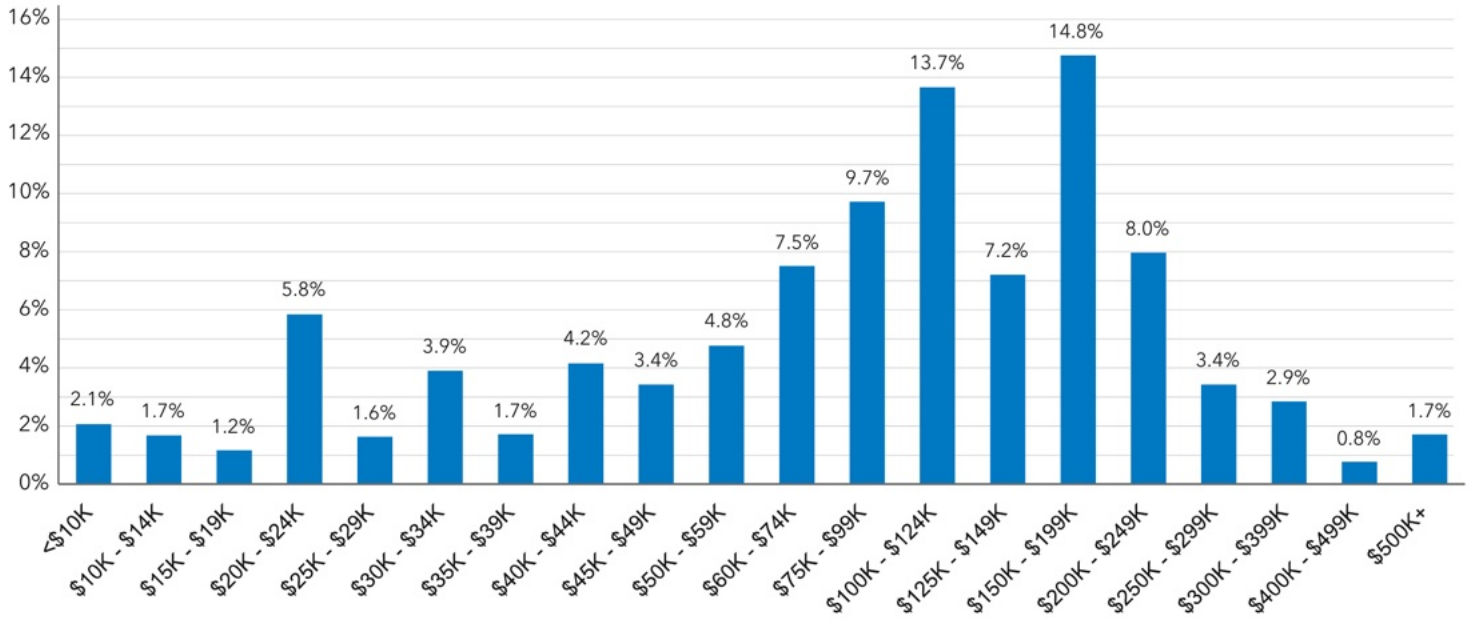
33 ACRES, NORTH NORMAL

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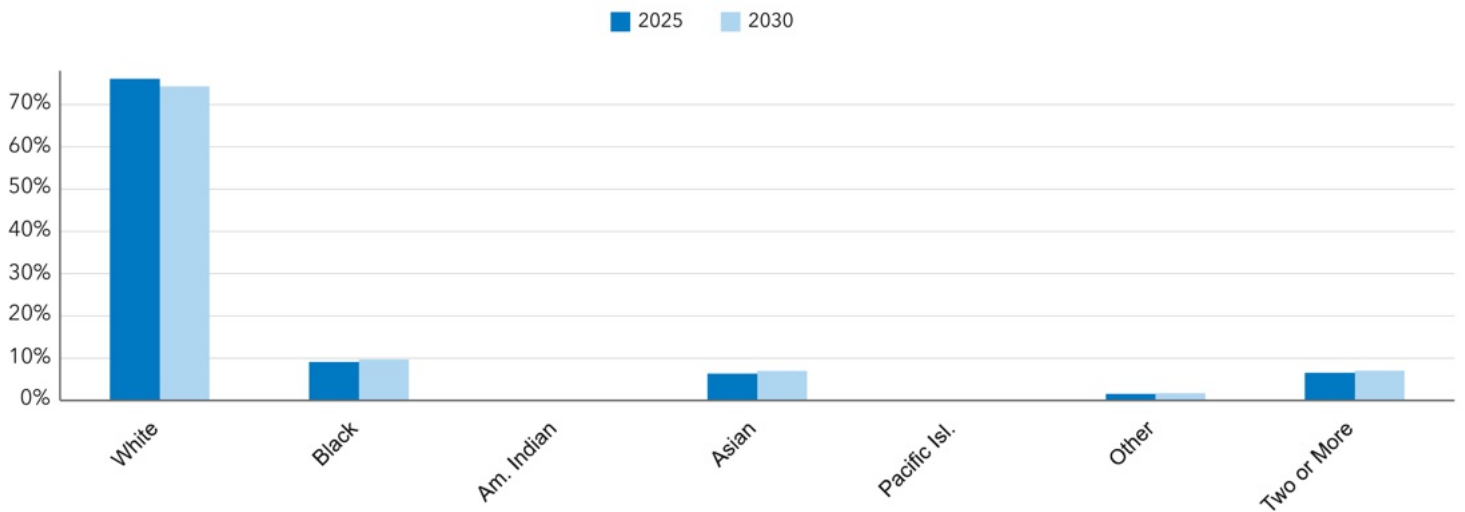
DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)



Households by Income for 2025



Population by Race



33 ACRES, NORTH NORMAL

PIN 14-11-477-001 Northtown and Pipeline Rds, Normal, IL, 61761

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2020	2025	2030
Total Population	88,520	88,325	88,492
Total Households	34,317	35,581	36,481
Family Households	19,334	19,309	19,627
Average Household Size	2.35	2.26	2.20
Owner Occupied Housing Units	20,062	21,326	22,441
Renter Occupied Housing Units	14,255	14,255	14,040
Median Age	30.3	31.2	32.2

Trends 2025 - 2030	Area	State	National
Population	0.0%	-0.3%	0.4%
Households	0.5%	0.1%	0.6%
Family Population	0.3%	0.0%	0.5%
Owner Occupied Housing Units	1.0%	0.5%	0.0%
Median Household Income	2.6%	2.5%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,586	5.2%	4,393	5.0%	4,372	4.9%
5-9	4,826	5.5%	4,712	5.3%	4,355	4.9%
10-14	5,025	5.7%	4,648	5.3%	4,589	5.2%
15-19	10,112	11.4%	9,708	11.0%	9,432	10.7%
20-24	13,534	15.3%	13,165	14.9%	12,892	14.6%
25-29	5,869	6.6%	6,311	7.2%	6,148	7.0%
30-34	5,174	5.8%	5,302	6.0%	5,503	6.2%
35-39	5,124	5.8%	4,983	5.6%	5,104	5.8%
40-44	4,859	5.5%	4,961	5.6%	4,878	5.5%
45-49	4,541	5.1%	4,671	5.3%	4,822	5.5%
50-54	4,585	5.2%	4,336	4.9%	4,489	5.1%
55-59	4,700	5.3%	4,234	4.8%	4,046	4.6%
60-64	4,374	4.9%	4,408	5.0%	4,018	4.5%
65-69	3,764	4.3%	3,788	4.3%	3,862	4.4%
70-74	2,927	3.3%	3,314	3.8%	3,391	3.8%
75-79	1,871	2.1%	2,484	2.8%	2,941	3.3%
80-84	1,271	1.4%	1,497	1.7%	2,002	2.3%
Age 85+	1,377	1.6%	1,411	1.6%	1,648	1.9%

33 ACRES, NORTH NORMAL

PIN 14-11-477-001 Northtown and Pipeline Rds, Normal, IL, 61761

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

<\$10,000	3,114	8.8%	2,967	8.1%
\$10,000-14,999	1,024	2.9%	962	2.6%
\$15,000-19,999	755	2.1%	641	1.8%
\$20,000-24,999	1,661	4.7%	1,337	3.7%
\$25,000-29,999	896	2.5%	774	2.1%
\$30,000-34,999	1,125	3.2%	1,030	2.8%
\$35,000-39,999	869	2.4%	795	2.2%
\$40,000-44,999	1,305	3.7%	1,255	3.4%
\$45,000-49,999	1,103	3.1%	1,054	2.9%
\$50,000-59,999	2,187	6.2%	2,064	5.7%
\$60,000-74,999	2,693	7.6%	2,611	7.2%
\$75000-99999	3,765	10.6%	3,776	10.3%
\$100,000-124,999	4,081	11.5%	4,366	12.0%
\$125,000-149,999	2,182	6.1%	2,357	6.5%
\$150000-199999	4,123	11.6%	4,651	12.8%
\$200,000-249,999	2,300	6.5%	2,898	7.9%
\$250,000-299,999	973	2.7%	1,179	3.2%
\$300,000-399,999	794	2.2%	1,053	2.9%
\$400,000-499,999	201	0.6%	254	0.7%
\$500,000+	431	1.2%	456	1.3%
Median Household Income	\$80,813	-	\$91,945	-
Average Household Income	\$109,387	-	\$119,188	-
Per Capita Income	\$44,191	-	\$49,255	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	65,885	74.4%	64,011	72.5%	62,607	70.8%
Black Alone	9,007	10.2%	9,605	10.9%	9,949	11.2%
American Indian	217	0.3%	219	0.3%	221	0.3%
Asian Alone	5,709	6.5%	6,170	7.0%	6,767	7.7%
Pacific Islander	22	0.0%	22	0.0%	23	0.0%
Some Other Race	1,967	2.2%	2,143	2.4%	2,310	2.6%
Two or More Races	5,714	6.5%	6,154	7.0%	6,615	7.5%
Hispanic (Any Race)	5,444	6.2%	5,903	6.7%	6,374	7.2%

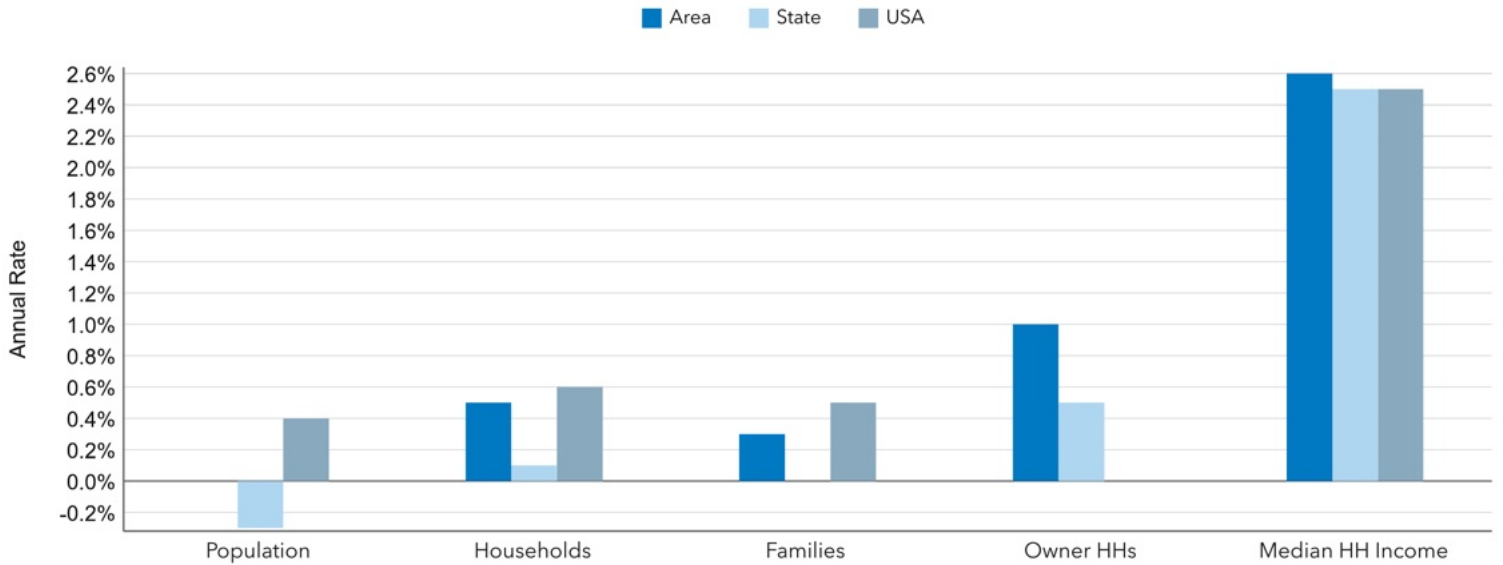
33 ACRES, NORTH NORMAL

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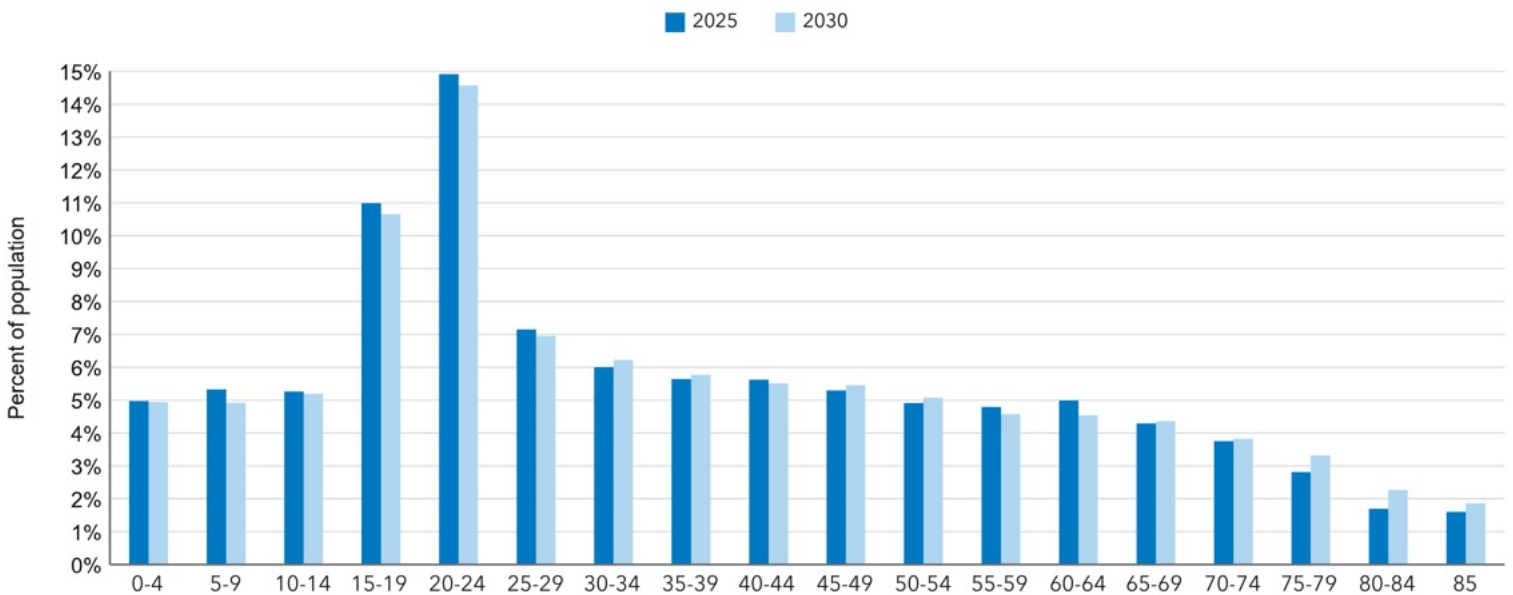
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)



Trends: 2025 - 2030 Annual Rate




Population by Age



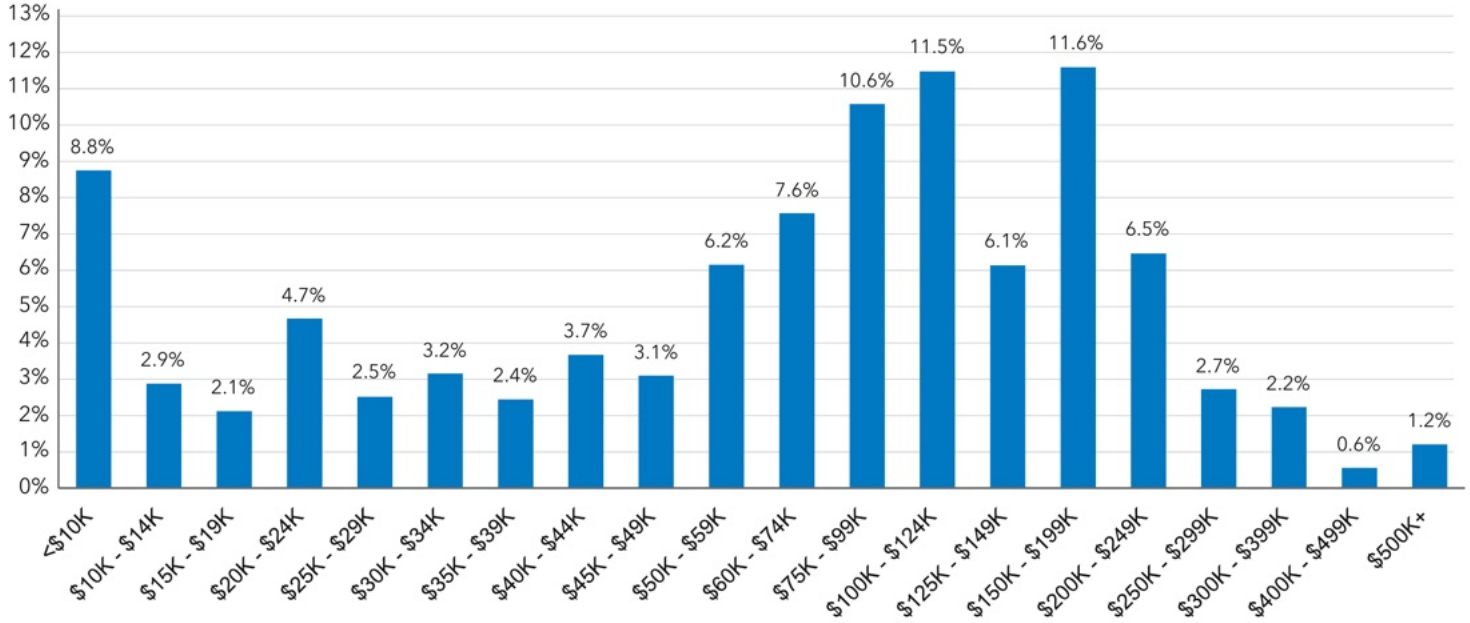
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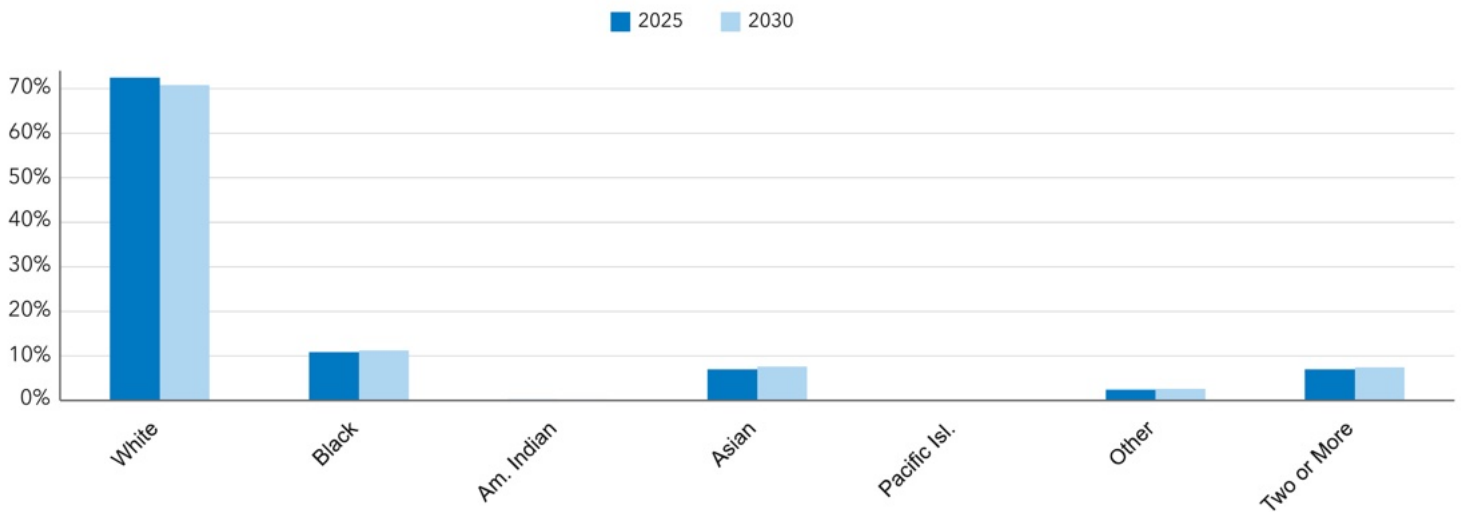
DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

 \$80,813 Median Household Income	 \$204,530 Median Net Worth	 96 Esri Wealth Index	 107 Esri Housing Affordability Index	 52 Esri Diversity Index
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Households by Income for 2025



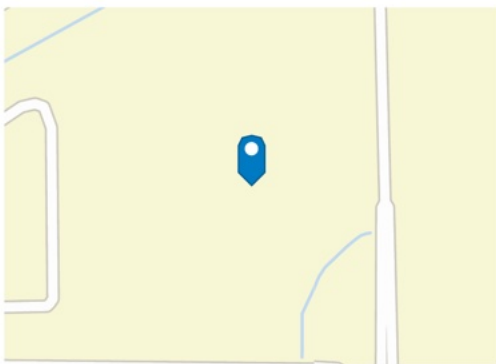
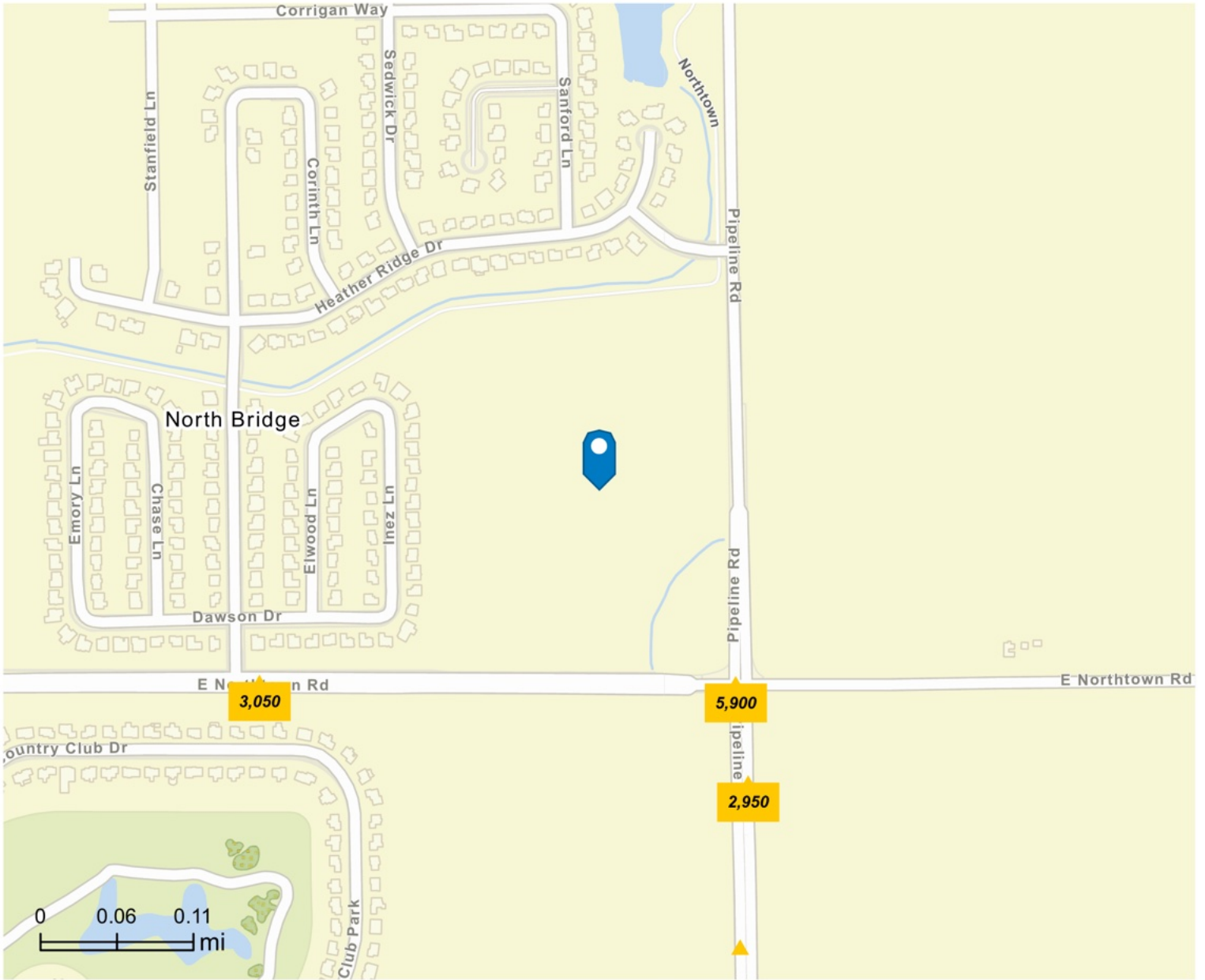
Population by Race



33 ACRES, NORTH NORMAL

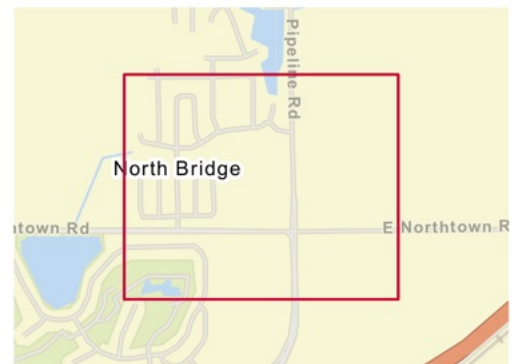
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TRAFFIC COUNT MAP - CLOSE-UP



Average Daily Traffic Volume

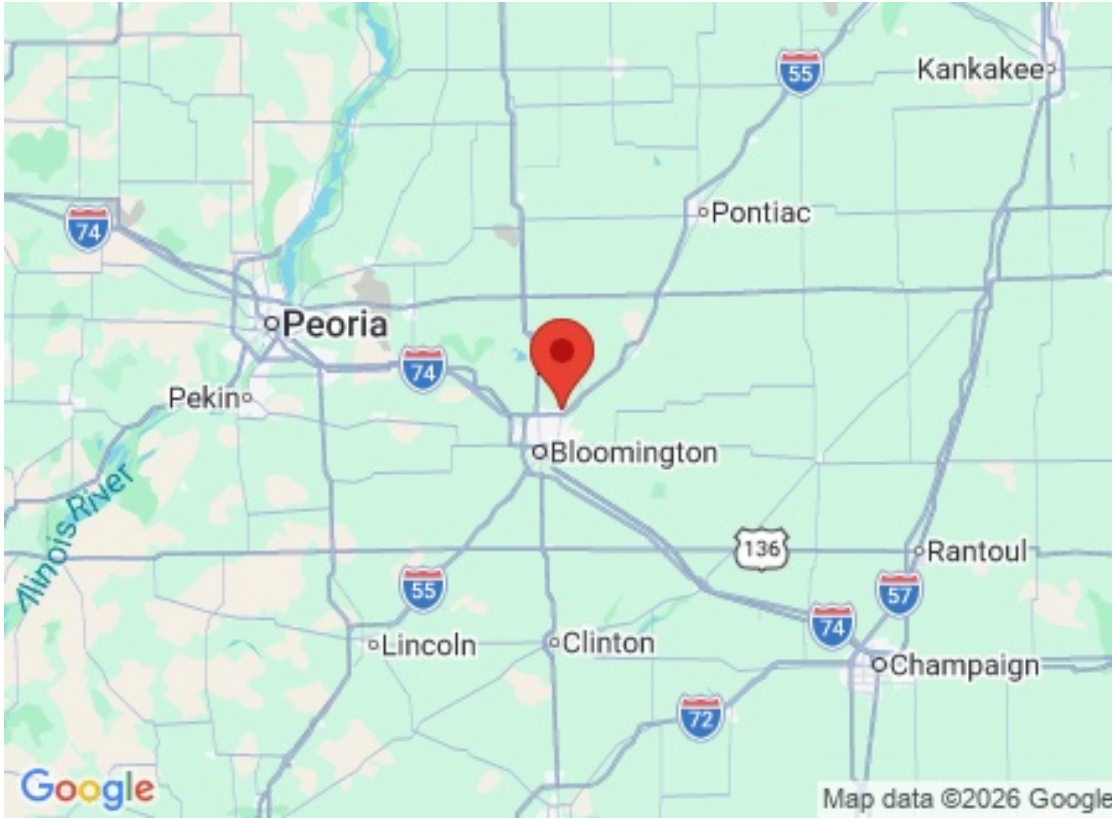
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



33 ACRES, NORTH NORMAL

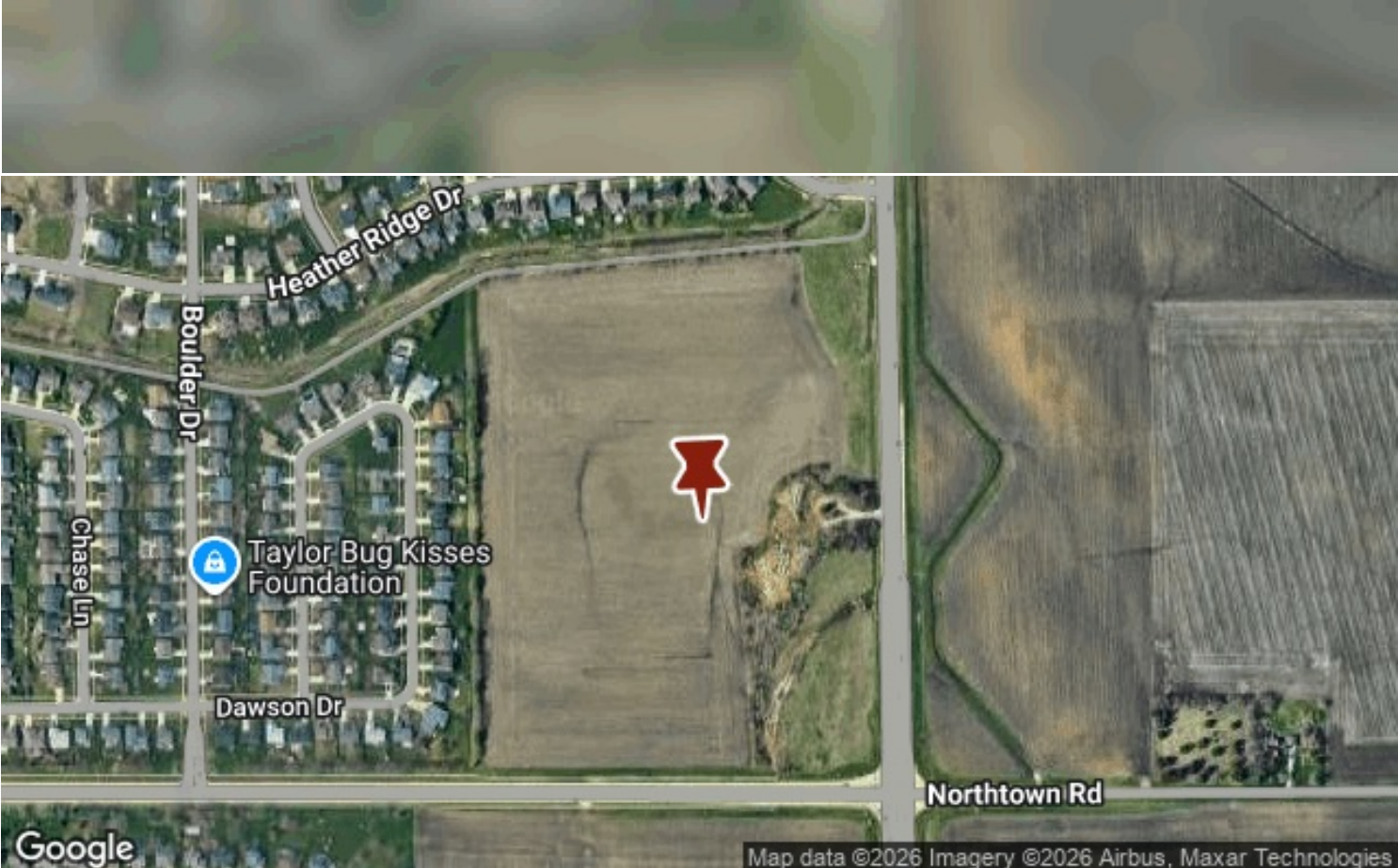
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AREA LOCATION MAP



33 ACRES, NORTH NORMAL
PIN 14-11-477-001 NORTHTOWN AND PIPELINE RDS, NORMAL, IL, 61761

AERIAL ANNOTATION MAP



33 Acres, North Normal

PIN 14-11-477-001 Northtown and Pipeline Rds, Normal, IL, 61761

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**33 ACRES,
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