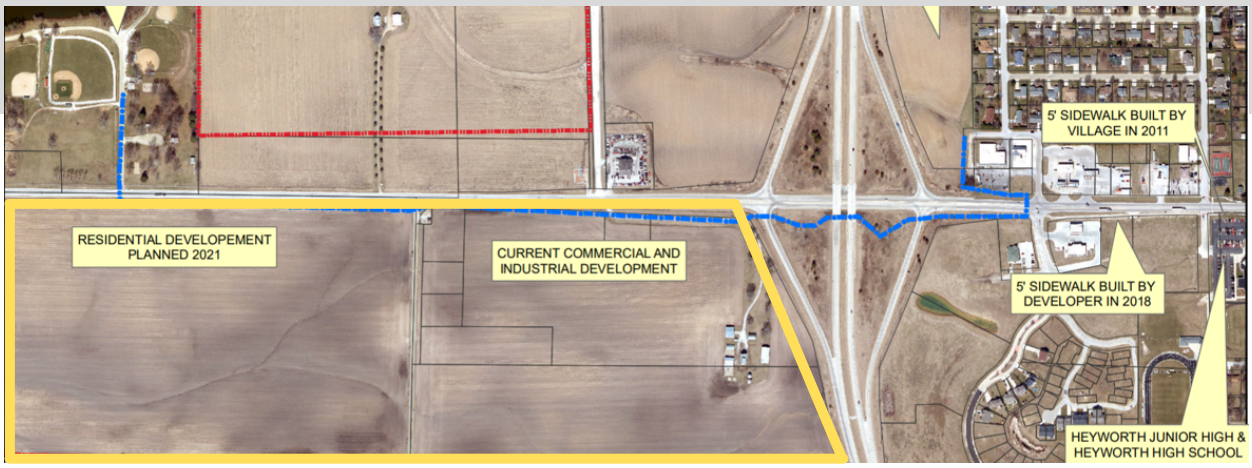
TABELING DEVELOPMENT COMPANY

HEYWORTH BUSINESS PARK



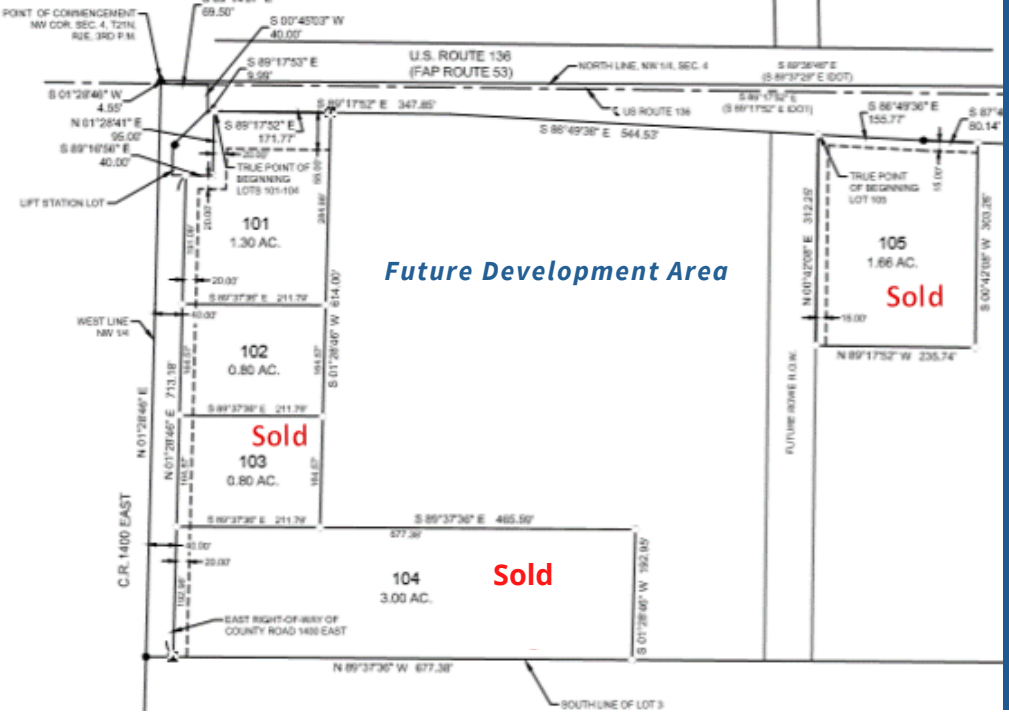
Development Advantages

- Ideally located off Rt 51 & Rt 136
- Divisible down to 1 acre
- Utilities to site; village-owned water & sanitary
- Tax benefits from the Village of Heyworth
- Village plan to extend sidewalk from east side through the new development district

Shown above is the planned growth area for Heyworth, IL.

Elmwood Crossing

- Commercial multi-tenant building in the new *Heyworth Business Park*
- Village property & sales tax incentives
- Build-out ready
- Ample parking
- High-quality exterior finishes
- Divisible units from 1,242-3,726 sqft
- Lease rates are $13-14NNN with allowances for build out to vanilla box
- Located conveniently off the Route 51 exit ramp to Heyworth



Pricing & additional information

- Phase 1 shown
- Flexible lot sizes (175 total acres in development)
- Utilities to sites
- Attractive TIF & Sale Tax incentives
- Lease and build-to-suit options available
- Waveland Ave road improvement in 2022

Lot #101
$97,500
Lot #102
$59,900

For more information please contact

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TDC