

Zoning:	Agriculture
Topography:	Flat
Setting:	Agricultural Land
Within City Limits:	Yes
Last Updated:	Feb 27, 2025

Economic Development Contact

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B-N Economic Development Council
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Realtor/Owner Contact

Shawn Tabeling
Groots Farm LLC Tabeling Development Company
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Property and Area Description


79 Acres +/- zoned agriculture. Currently in TIF 6 and business development district. Water at the northwest corner of the site and Sewer along West and south sides of the site. Village will be upgrading the first 1000' Waveland Ave in 2022 to truck route standards. https://www.heyworth-il.gov/for_business/economic_development/index.php

Population

	17,733	177,307	264,595
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	6,962	73,280	108,558
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

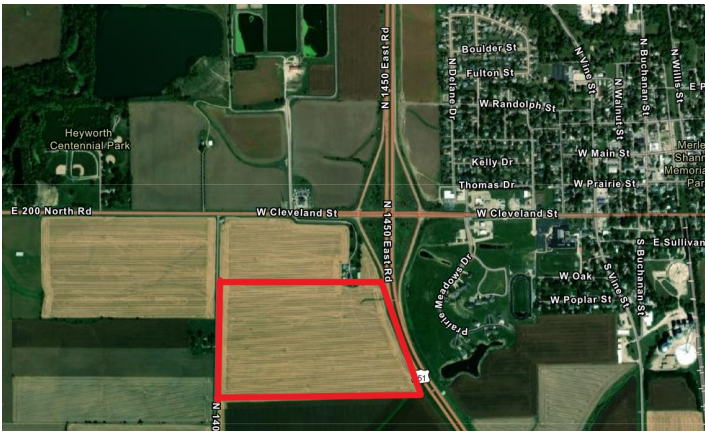
Transportation

Nearest Highway: Rt. 51, Rt. 136
Nearest Interstate: I-39
Nearest Airport: Central Illinois Regional Airport (BMI) (18 mi.)
Nearest Commercial Airport: Central Illinois Regional Airport (BMI) (18 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren Illinois
Natural Gas: Ameren Illinois
Water: Village of Heyworth
Sewer: Village of Heyworth

Property Images



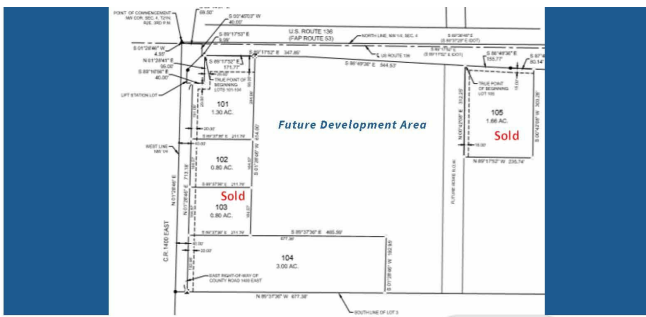
Development Information



- Ideally located off Rt 51 & Rt 136
- Divisible down to 1 acre, starting at \$40,000 per 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
- We are in the planning stages of adding a residential community directly west of the development district

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





Lot Pricing & Additional Information

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

Lot #101

\$97,500

Lot #102

\$59,900

Lot #104

\$120,000

For more information please contact

Austin Tabeling

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