

CARBONDALE, IL

10 Acres Commercial Land Auction

Thurs., March 7, 2013 @ 6:00 PM

**Auction Held At: Regency Conference Center
400 Regency Park, O' Fallon, IL 62269**

**10 ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF
NORTH GIANT CITY ROAD & EAST MALL ROAD, CARBONDALE, IL**

**10 ACRES LOCATED ADJACENT TO UNIVERSITY MALL
3 MILES FROM SOUTHERN ILLINOIS UNIVERSITY**



HIGH TRAFFIC ~ EXCELLENT VISIBILITY ~ EASY ACCESS

130,000 SQ. FT. RETAIL PLAZA PREVIOUSLY PLANNED FOR PROPERTY

LOCATED AMONG NATIONALLY RECOGNIZABLE RESTAURANTS & RETAIL ESTABLISHMENTS

FANTASTIC MULTIPLE HOTEL SITE WITH ABILITY TO ACCOMMODATE APPROX. 300 ROOMS

PERMITTED USE FOR 10 ACRES SITE INCLUDES • RESIDENTIAL CONDOMINIUMS • APARTMENT BUILDINGS • BUSINESS OFFICES OF ANY COMMERCIAL NATURE



Property Benefits from being Located within Local Enterprise Zone

LOCAL INCENTIVES

- ◇ *Abatement or Real Estate Taxes for New Construction or Renovation/Rehabilitation
- ◇ *Sales Tax Deduction for Building Materials
- ◇ *Permit Fees Waived
- ◇ *Urban Shopsteading & Urban Homesteading

STATE INCENTIVES

- ◇ *Investment Tax Credit - Property Must Qualify
- ◇ *Sales Tax Deduction
- ◇ *Jobs Tax Credit
- ◇ *Dividend Deduction
- ◇ *Corporate Contribution Deduction
- ◇ *Income Tax Deduction for Financial Institutions
- ◇ *Manufacturing Machinery and Equipment Sales Tax Exemption
- ◇ *State Utility Tax Exemption
- * Restrictions Apply

**Parcel ID No.: 15-23-101-012 2011 Taxes: \$14,481.90 Zoned: BPL (Planned Business District)
All Utilities Available at Property**



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Adam Jokisch
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Professional Real Estate Auctions by:

www.adamsauctions.com



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TERMS:

**\$50,000 DOWN DAY OF SALE
ON REAL ESTATE
BALANCE DUE IN 30 DAYS
6% BUYERS PREMIUM**

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