TOULON RIDGE SUBDIVISION

CITY OF • 1841 TOULON ILLINOIS

RESIDENTIAL DEVELOPMENT OPPORTUNITY



WHY TOULON RIDGE?

- County seat location
- Strong local leadership
- Supportive development environment
- High quality school district
- Access to nearby employment centers

CITY OF TOULON - CITY HALL
122 N FRANKLIN STREET, TOULON, ILLINOIS 61483
(309) 286 - 5042

HOMETOWN CONSULTING – ECONOMIC DEVELOPMENT ADVISORS

COLE MCDANIEL: 309-370-2865 **CMCDANIEL@HOMETOWNCONSULTANTS.COM**

MATT FICK: 309-370-3061 **MFICK@HOMETOWNCONSULTANTS.COM**

A NEW NEIGHORHOOD OPPORTUNITY

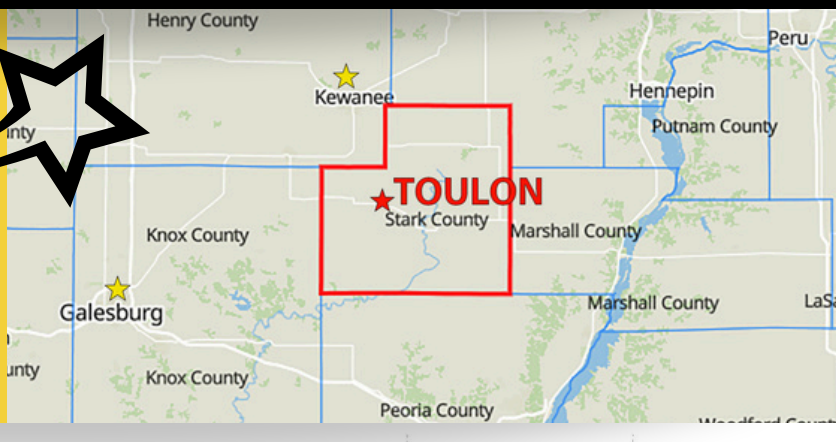
Toulon Ridge is a planned residential neighborhood located in and owned by the City of Toulon, Illinois. It offers strong opportunities for builders, developers, and homebuyers to meet growing demand for modern housing, with the city actively partnering to support new residential investment.

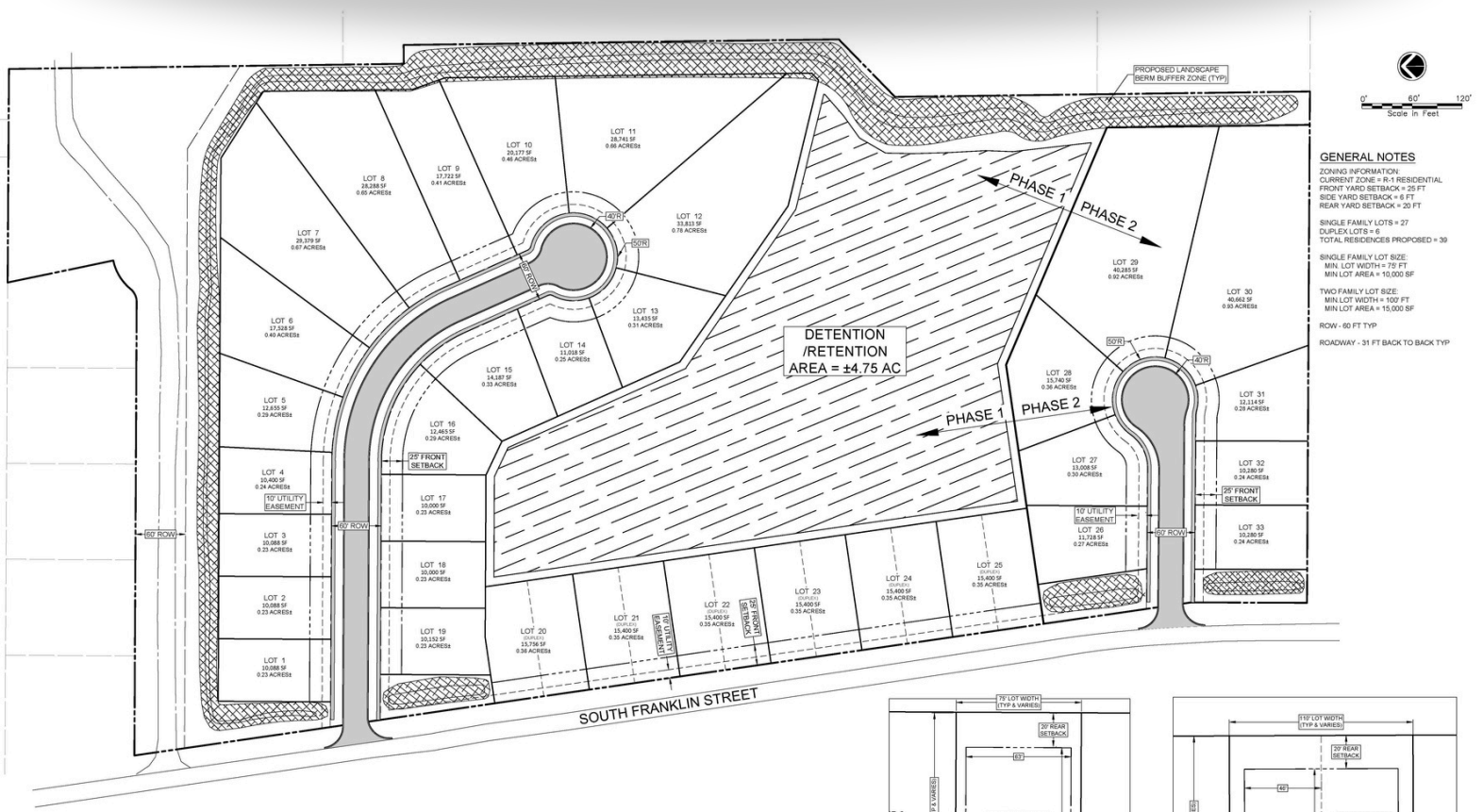
Envisioned as:

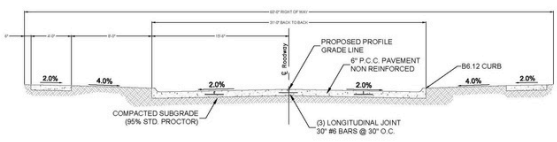
- Quiet, family-friendly neighborhood
- Offering modern single-family homes
- Duplex housing options
- Access to utilities & community amenities

IDEALLY LOCATED

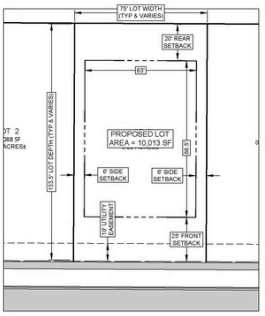
- **Just South of Illinois Route 17**
- **Comfortable walking distance to downtown Toulon**
- **Local schools, parks and amenities**



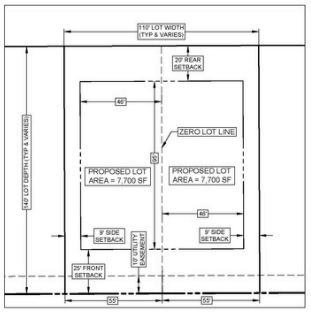




TYPICAL SECTION - 31' B-B - 6" PCC ON GRADE



SINGLE FAMILY LOT LAYOUT DETAIL (TYP.)
SCALE: 1" = 30'



TWO FAMILY DUPLEX LOT LAYOUT DETAIL (TYP.)
SCALE: 1" = 30'

AVAILABLE UTILITIES

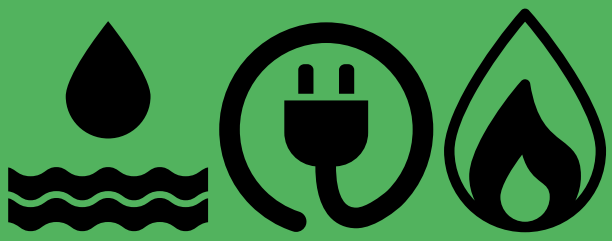
Major utilities have already been extended to the development area, significantly reducing development costs and simplifying construction.

Utility	Provider
Water & Sanitary Sewer	City of Toulon
Electric & Natural Gas	Ameren Illinois
Internet/ Telecommunications	Mid Century Fiber

The City of Toulon plans to install internal subdivison infrastructure, including:

- **Residential streets**
- **Water and sewer distribution lines**
- **Stormwater systems**
- **Utility connections to individual lots**

This investment helps reduce upfront costs and accelerate residential development.



ZONING & LOT REQUIREMENTS

Current Zoning: R-1 Residential

Because zoning is already in place, new residential construction can move forward without a rezoning process.



Single-Family Homes	Duplex Homes

• With public water/sewer:
  ◦ 10,000 sq ft minimum lot size
  ◦ 75 ft minimum lot width
• Without public utilities:
  ◦ 20,000 sq ft minimum lot size
  ◦ 100 ft minimum lot width
	• With public water/sewer:
	  ◦ 15,000 sq ft minimum lot size (7,500 sq ft per family)
	  ◦ 100 ft in width per duplex (50 ft width per side)
	• Without public utilities:
	  ◦ 30,000 sq ft minimum (15,000 sq ft per family)
	  ◦ 150 ft in width per duplex (75 ft wide per side)

HOUSING MARKET OPPORTUNITY

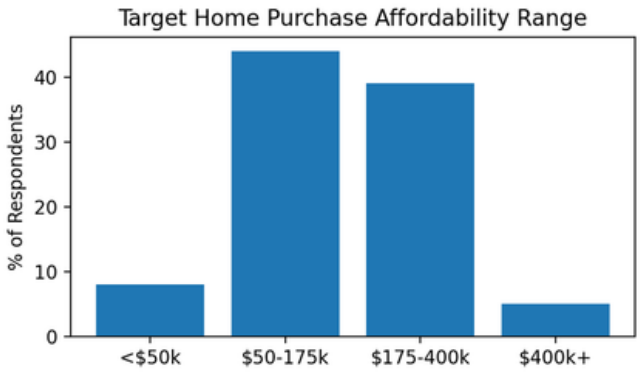
A regional housing study covering Henry, Mercer, and Stark Counties shows strong demand for newer housing.

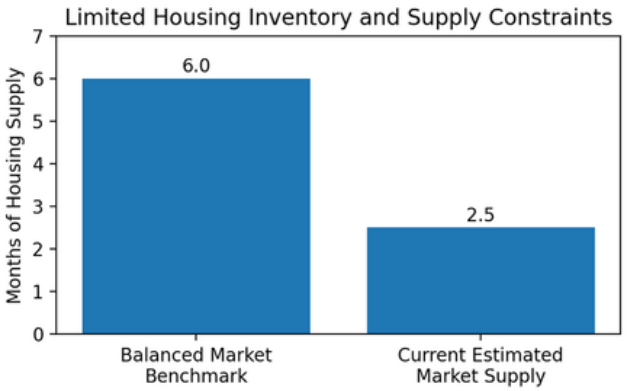
Key findings include:

- **Over 53% of residents are age 65 or older**
- **Nearly 80% of homes are owner-occupied**
- **Much of the housing stock was built decades ago**

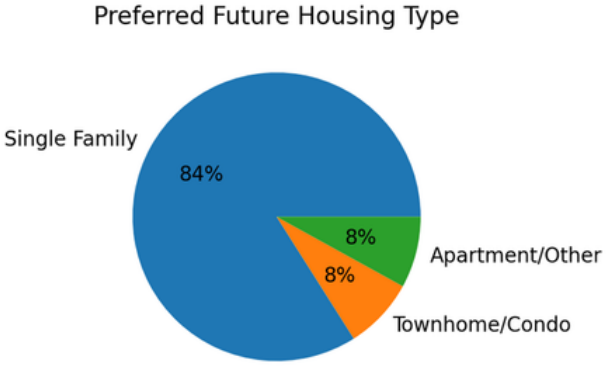
These conditions create demand for newer homes with modern layouts, improved energy efficiency, and lower maintenance requirements.

Toulon Ridge provides an opportunity to meet that demand with thoughtfully planned residential development.





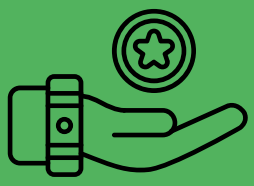
Target Home Purchase Affordability Range chart and Preferred Future Housing Type chart are from the Henry, Mercer and Stark Regional Housing Assessment Report (conducted by the U of I Extension in 2024.)



Limited Housing Inventory and Supply Constraints chart is from current RMLS Alliance data reprots specific to Stark County.

DEVELOPMENT INCENTIVES

The City of Toulon offers a Tax Increment Financing (TIF) reimbursement incentive to support construction of new single-family homes and duplexes.



With City approval and any required development agreement, eligible owners or developers may receive...

annual reimbursements up to... **75%** **of the net tax increment generated by the new construction...**

capped at... **$60,000** **per project.**

See Toulon Ridge Residential TIF Incentive Program document for more details!

DEVELOPMENT PROCESS

The development process in Toulon is simple and efficient.

Projects are coordinated between the City of Toulon and Stark County Building & Zoning, which are known for being responsive and easy to work with. Reviews and inspections are typically completed quickly, helping projects stay on schedule.

Typical steps include:

1. **Initial discussion with the City of Toulon**
2. **Submission of construction plans for building permit review**
3. **Construction and inspections through Stark County Building & Zoning**

With zoning already in place, most projects can move from concept to construction quickly.

BUILDERS & CONTRACTORS

The following are builders and contractors located in the Stark County, Illinois area.



Name	Location	Type
Premier Construction & Consulting, LLC	Sheffield, IL (serves Stark County)	General contractor / residential construction
Thacker Construction, LLC	Chillicothe, IL area	General contractor / residential construction
Wenz Builders	Peoria, IL (serves Stark County ZIP codes including Toulon)	Residential builder / contractor
Matt Davis Custom Homes, Inc.	Dunlap, IL	Custom residential homes
NHS Designer Builders	Peoria, IL	Residential home builder serving multiple central Illinois counties
Scott Lewis Homes, Inc.	Central Illinois region	Home builder / residential construction
Callahan Construction	Peoria, IL	Residential construction and remodeling

PREFERRED LENDERS

The following are preferred lenders for the Toulon Ridge Development. These financial institutions regularly serve Stark County and surrounding communities and provide mortgage financing, construction loans, and other residential lending services.



STATE BANK OF TOULON

Location: 102 W. Main St., Toulon, IL 61483
Phone: (309) 286 - 2861

BRADFORD BANKING CENTER

Location: 179 W. Main St., Bradford, IL 61421
Phone: (309) 897-7201

SPEER COMMUNITY BANK

Location: 14 Main St., Speer, IL 61479
Phone: (888) 418-5585

BETTER BANKS

Location: 200 Williams Street, Wyoming, IL 61491
Phone: (309) 353-7635

