



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

LIGHT INDUSTRIAL RETAIL LAND

Sale Price: See Pricing Sheet

FOR SALE



Atlanta St. & Farmers Market Rd.,

Springfield, IL 62707

20.65 AC

SALE

LAND

PROPERTY DESCRIPTION

These lots serve as an excellent development opportunity. The 8 parcels total 20.65 acres, ranging from 1.19 acres to 4.25 acres, and can be sold together or separately. See info sheet for more details regarding lot breakdown and pricing.

AREA DESCRIPTION

Parcels are located on the frontage road of Farmer's Market and Atlanta Street, visible from I-55. Approximately 27,300 vehicles pass this site just north of the Sangamon Ave exit in Springfield, IL. In addition, the parcels are located near the Northfield Plaza and S. Dirksen Pkwy which has major retail, medical, and restaurant establishments and approximately 26,300 vehicles per day.

SALE PRICES

See Price List

TAX PINS

Lot 14 – 15180102009
Lot 15 – 15180301001
Lot 16 – 15180301002
Lot 17 – 15180301003
Lot 18 – 15180301004
Lot 20 – 15180301006
Lot 21 – 15180302001
Lot 22 – 15180302002

ZONING

I-1

LOT SIZE

20.65 AC



DENISE BEAN-MATHIS

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201 W Springfield Ave. 11th Floor
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217-352-7712

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PRICING SHEET

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LOT #	ACRES	SF	PRICE	TAX PIN
14	4.19	182,516	\$414,810	15180102009
15	4.25	185,130	\$335,750	15180301001
16	3.55	154,638	\$227,200	15180301002
17	1.19	51,836	\$64,260	15180301003
18	1.19	51,836	\$64,260	15180301004
20	1.78	77,537	\$113,920	15180301006
21	2.84	123,710	\$153,360	15180302001
22	1.66	72,310	\$89,640	15180302002
14,15,16	11.99	522,284	\$977,760	
14-20	17.34	755,330	\$1,284,460	
17-20	5.35	233,046	\$306,700	
21, 22	4.50	196,020	\$243,00	
All	20.65	899,513	\$1,463,200	



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AERIAL & DEMOGRAPHICS



Demographics	1 Mile	3 Mile	5 Mile
Population	2,145	27,302	69,140
# of Households	866	11,493	28,887
Average Age	42.5	40.7	39.7
Average HH Income	\$76,939	\$62,165	\$62,853



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