

Foxx Creek Lots Chatham, IL 62629 FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



Foxx Creek Lots Chatham, IL 62629

PRICE

\$275,000 - \$449,990

LOT SIZE

0.84 AC - 6.12 AC

ZONING

B-1 & B-2

TAX PIN

See Details on Page 2

RE TAXES

\$34.82 - \$7,356.84

YEAR BUILT

2019

PROPERTY DESCRIPTION

Commercial lots available; Springfield's most affluent suburb. Residential and commercial development is ongoing in the immediate area of the subject.

AREA DESCRIPTION

These lots are west of Route 4 in Chatham's highest vehicle and foot traffic area. They are located near the intersection of Route 4 and Independence Boulevard, south of the Route 4 and Plummer intersection. The Jason Place lots include Route 4 frontage in front of Foxx Creek Plaza. Traffic counts are strong, ranging from 14,900-17,400 vehicles per day. Retail and commercial neighbors include County Market, Dollar General, Walgreens, Goodwill, Snap Fitness, Pizza Hut, Casey's, Arby's, and AT&T.



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DETAIL SHEET – FOXX CREEK LOTS

| Lot # | Tax ID | Zoning | Acres | Dimensions | \$PSF | Price |
|-------------|-------------|--------|-------|-------------|--------|-----------|
| 150 | 28010432006 | B-1 | 6.12 | 900' x 279' | \$1.69 | \$449,990 |
| 115A | 28010432005 | B-2 | 3.24 | 312' x 342' | \$2.69 | \$379,990 |
| 115C | 28010432007 | B-2 | 1.12 | 350' x 260' | \$8.19 | \$399,990 |
| 114B | 28010476004 | B-1 | 2.14 | 220' x 419' | \$3.97 | \$369,990 |
| 114A | 28010476009 | B-2 | 3.93 | 460' x 643' | \$2.34 | \$399,990 |
| 110B | 28010485023 | B-1 | 0.84 | 105' x 258' | \$7.52 | \$275,000 |

DEMOGRAPHICS – FOXX CREEK LOTS

| <u>Demographics</u> | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|--------------------------|---------------|---------------|---------------|
| Population | 8,407 | 17,010 | 27,633 |
| # of Households | 3,181 | 6,512 | 11,001 |
| Average Age | 38.5 | 39.7 | 40.8 |
| Average Household Income | \$107,290 | \$117,545 | \$119,275 |



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