

Foxx Creek Lots Chatham, IL 62629 FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



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.

Property Information

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

\$9,374.50

YEAR BUILT

2019



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RETAIL



LAND

Foxx Creek Lots

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Detail Sheet – Foxx Creek Lots

Lot #	Tax ID	Zoning	Acres	Dimensions	\$CPSF	Price
150	28010432006	B-1	6.12	900' x 279'	\$1.69	\$449,990
115A	28010432005	B-2	3.24	312' x 342'	\$5.95	\$379,990
115B	28010432004	B-2	1.96	328' x 260'	\$5.95	\$399,990
115C	28010432007	B-2	1.12	350' x 260'	\$7.95	\$399,990
114B	28010476004	B-1	2.14	220' x 419'	\$4.95	\$369,990
114A	28010476009	B-2	3.93	460' x 643'	\$5.95	\$399,990
110B	28010485023	B-1	0.84	105' x 258'	\$7.52	\$275,000

Demographics	1 Mile	3 Mile	5 Mile
Population	6,607	15,398	28,401
Households	2,695	5,849	11,516
Families	1,966	4,445	8,006
Median Age	37.5	38.4	40.4
Median HH Income	\$78,183	\$81,998	\$76,650



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