

# Foxx Creek Lots Chatham, IL 62629 FOR SALE



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY



## Foxx Creek Lots Chatham, IL 62629

### 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

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

### Demographics

### 1 Mile

### 3 Mile

### 5 Mile

Population	8,407	17,010	27,633
# of Households	3,181	6,512	11,001
Median Age	38.5	39.7	40.8
Average HH Income	\$107,290	\$117,545	\$119,275



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