

Foxx Creek Lots Chatham, IL 62629 FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



Foxx Creek Lots Chatham, IL 62629

Property Information

PRICE

\$234,000 - \$1,173,212

LOT SIZE

0.64 AC - 6.12 AC

ZONING

B-1 & B-2

TAX PIN

See Details on Page 2

RE TAXES

\$9,374.50

YEAR BUILT

2019

PROPERTY DESCRIPTION

Commercial lots available; Springfield's most affluent suburb. Foxx Creek retail and commercial lots are ready for development. Foxx Creek is a growing subdivision with multiple phases of growth. Currently, infrastructure is being built to support an additional 40-60 houses within a quarter of a mile from all lot locations.

AREA DESCRIPTION

Located in Chatham's highest vehicle and foot traffic area, these lots are located West of Route 4. Located near the intersection of Route 4 and Independence Boulevard and to the South of the intersection of Route 4 and Plummer; these lots include Route 4 frontage of Jason Place properties in front of Foxx Creek Plaza. Traffic counts are extremely strong, reaching from 14,400-17,600 vehicles per day. Retail and commercial neighbors include: County Market, Dollar General, Walgreen's, Goodwill, Snap Fitness, Pizza Hut, Casey's, Arby's, and AT&T.



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RETAIL



LAND

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Lot #	Tax ID	Zoning	Acres	Dimensions	\$CPSF	Price
150	28010432006	B-1	6.12	900' x 279'	4.40	\$1,173,212
115A	28010432005	B-2	3.24	312' x 342'	5.95	\$840,627
115B	28010432004	B-2	1.96	328' x 260'	5.95	\$507,543
115C	28010432007	B-2	1.12	350' x 260'	7.95	\$387,857
114B	28010476004	B-1	2.14	220' x 419'	4.95	\$461,565
114A	28010476009	B-2	3.93	460' x 643'	5.95	\$1,018,581
110B	28010485023	B-1	0.84	105' x 258'	7.95	\$290,894

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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