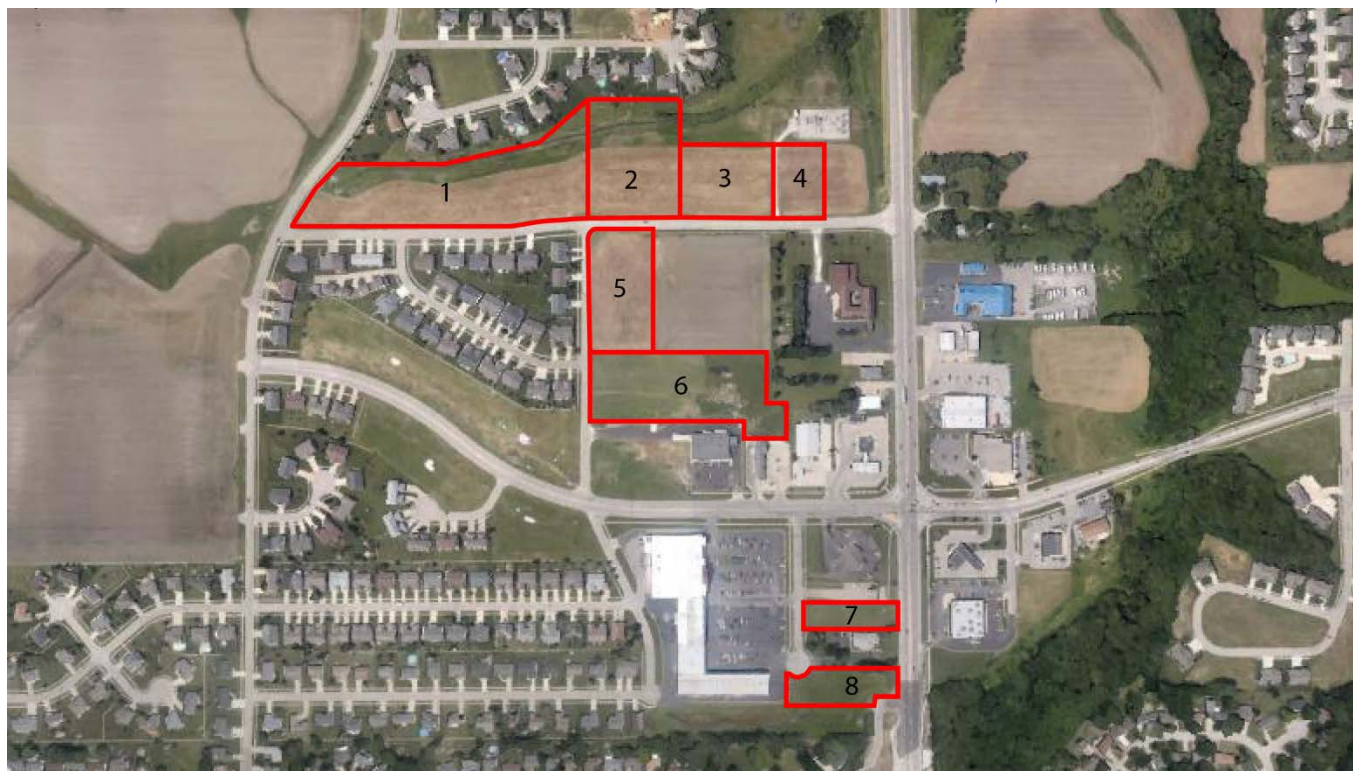


Foxx Creek Lots Chatham, IL 62629 FOR SALE



DEVONSHIRE REALTY



PROPERTY OVERVIEW

Commercial lots available; Springfield's most affluent suburb. Foxx Creek retail and commercial lots are ready for development.

DETAILS

SALE PRICE: \$234,000 - \$1,173,212

LOT SIZE: 0.64 Ac – 6.12 Ac

ZONING: B-1 & B-2

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.

Tim Mathis



tmathis@cbcdr.com

CELL: (217) 377-1944

OFFICE: (217) 547-6650

WWW.CBCDR.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

**Coldwell Banker Commercial
Devonshire Realty
427 E Monroe, Suite 400
Springfield, IL 62701**

Foxx Creek Lots Chatham, IL 62629 FOR SALE



DEVONSHIRE REALTY

Property	Lot #	Tax ID	Zoning	Acres	Dimensions	\$CPSF	Price
1	150	28010432006	B-1	6.12	900' x 279'	4.40	\$1,173,212
2	115A	28010432005	B-2	3.24	312' x 342'	5.95	\$840,627
3	115B	28010432004	B-2	1.96	328' x 260'	5.95	\$507,543
4	115C	28010432007	B-2	1.12	350' x 260'	7.95	\$387,857
5	114B	28010476004	B-1	2.14	220' x 419'	4.95	\$461,565
6	114A	28010476009	B-2	3.93	460' x 643'	5.95	\$1,018,581
7	111A	28010485027	B-2	0.64	95' x 294'	8.39	\$234,000
8	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

Tim Mathis

| tmathis@cbcdr.com

CELL: (217) 377-1944

OFFICE: (217) 547-6650

WWW.CBCDR.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
Devonshire Realty
427 E Monroe, Suite 400
Springfield, IL 62701