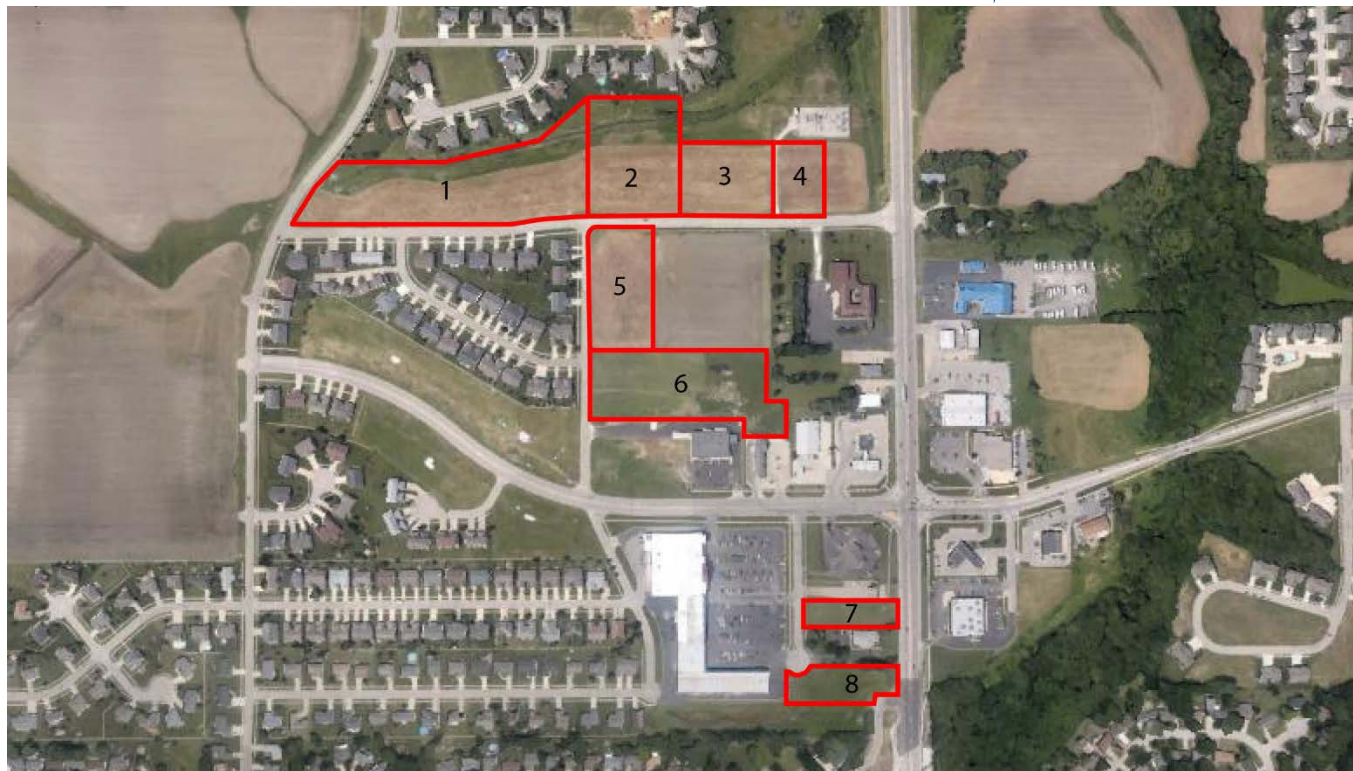


Foxx Creek Lots Chatham, IL 62629 FOR SALE



DEVONSHIRE REALTY



PROPERTY OVERVIEW

DETAILS

SALE PRICE: See Pricing Sheet

LOT SIZE: See Pricing Sheet

ZONING: See Pricing Sheet

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.

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

Tim Mathis

| tmathis@cbcdr.com

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

Foxx Creek Lots Chatham, IL 62629 FOR SALE



DEVONSHIRE REALTY

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