

LAND

FOR SALE

\$995,000



COLDWELL
BANKER
COMMERCIAL

DEVONSHIRE REALTY



2533 West Iles Ave,
Springfield, IL 62704

PROPERTY DESCRIPTION

Premium retail/commercial lot, ready for development and priced to sell. Excellent visibility, accessibility and demographics. Is surrounded by desirable commercial and residential neighbors. Sam's Club, Texas Road House, Green Certified West, US Bank, Burger King, T.J. Maxx, Kohl's, County Market, Home Goods, McAlister's Deli, Pier 1 Imports, Outback Steakhouse and Olive Garden are all within a half mile, if not closer. The site has an existing signalized entrance a short distance and visible from the intersection of South Veterans Parkway and West Iles Avenue, which boasts over 30,000 vehicles per day north/south, and nearly 5,000 vehicles per day east/west. This is the most desirable commercial neighborhood in the market. If you are looking for the best available retail lot in Springfield, the search is over.

AREA DESCRIPTION

From the I-72 interchange at South Veterans Parkway, travel north 1.3 miles to the intersection of South Veterans Parkway and Wabash Avenue. Continue north an additional 0.4 miles, passing White Oaks Mall, to the intersection of South Veterans Parkway and West Iles Avenue. Turn right (east), and travel 150 yards to the signalized entrance of the property. Turn left (north) onto the property.

PROPERTY INFORMATION

PRICE

\$995,000

LOT SIZE

1.44 AC

ZONING

S-1

TAX PIN

22-07.0-102-014

RE TAXES

\$19,595.28

TAX YEAR

2019-2020



Denise Bean-Mathis
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AERIAL



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