

OFFERING MEMORANDUM

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

TETHER
ADVISORS

**2501 Marketplace
Dr, Springfield, IL 62702**

**Dirksen Marketplace
Development Retail Land
For Sale**

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USE AGREEMENT



CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

OVERVIEW

PROPERTY OVERVIEW

Subject Property is a 9.79-acre retail site adjacent to Menards at Dirksen Pkwy/Marketplace Dr. The site could accommodate one large development, several small developments, or a mixture of both. It is located in the Northeast TIF District., and already has storm water detention and all utilities to the site. There is also monument signage available on Dirksen Pkwy.

Subject Property is located in the Dirksen Marketplace Development on the northeast side of Springfield. It has visibility from Dirksen Parkway, with a traffic count of 24,800 AADT. It is minutes away from both Interstate 55 and Interstate 72. Nearby businesses include several large retailers, such as Menards, Walmart, Lowe's, Big R, and Aldi, and popular restaurants such as Panda Express, Starbucks, Wendy's, Culver's, Penn Station, Buffalo Wild Wings, and Steak 'n Shake. There are also banks, hotels, gas stations, and many other amenities.

Springfield is the capital of Illinois. It is located in central Illinois and is accessed by both Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield.

PROPERTY INFORMATION

ADDRESS	2501 Marketplace Dr, Springfield, IL 62702
ASK PRICE	\$1,550,000
LOT SIZE (ACRES)	9.79 AC
TAX PIN	14-13.0-326-031
ZONING	B-1

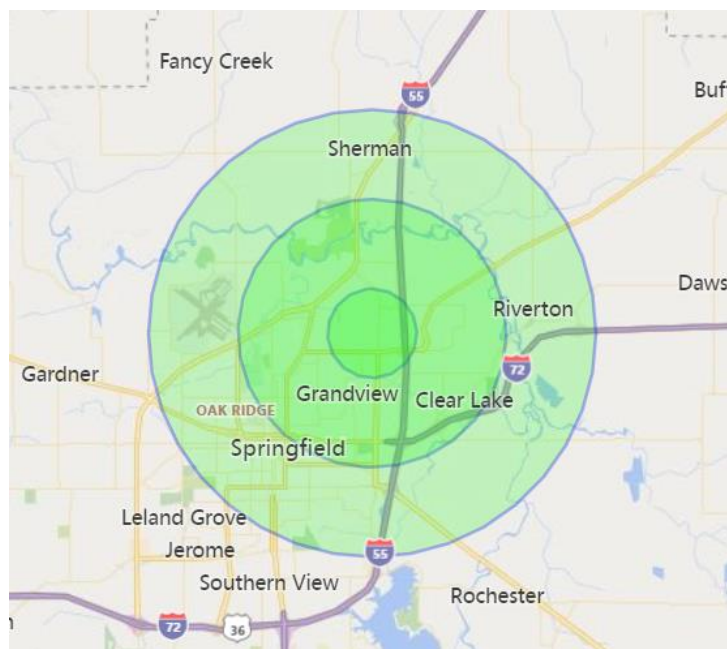


LOCATION

AREA OVERVIEW

Subject property is located in **Springfield, IL**. The property has access to Interstate 55/72 within minutes from site.

The immediate trade area is densely populated with several large retailers, popular restaurants, banks, hotels, and many other amenities, which makes this a location in high demand.



POPULATION

	1-MILES	3-MILES	5-MILES
2010 Population (Census)	4,945	32,183	80,088
2020 Population	4,832	31,269	78,446
2025 Population (Projected)	4,773	30,790	77,987

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2020 Households	2,046	13,192	33,366
2025 Households (Projected)	2,046	13,095	33,360

INCOME

	1-MILES	3-MILES	5-MILES
2020 Per Capita Income	\$33,846	\$24,761	\$27,530
2020 Median HH Income	\$72,574	\$45,456	\$47,195

AERIAL

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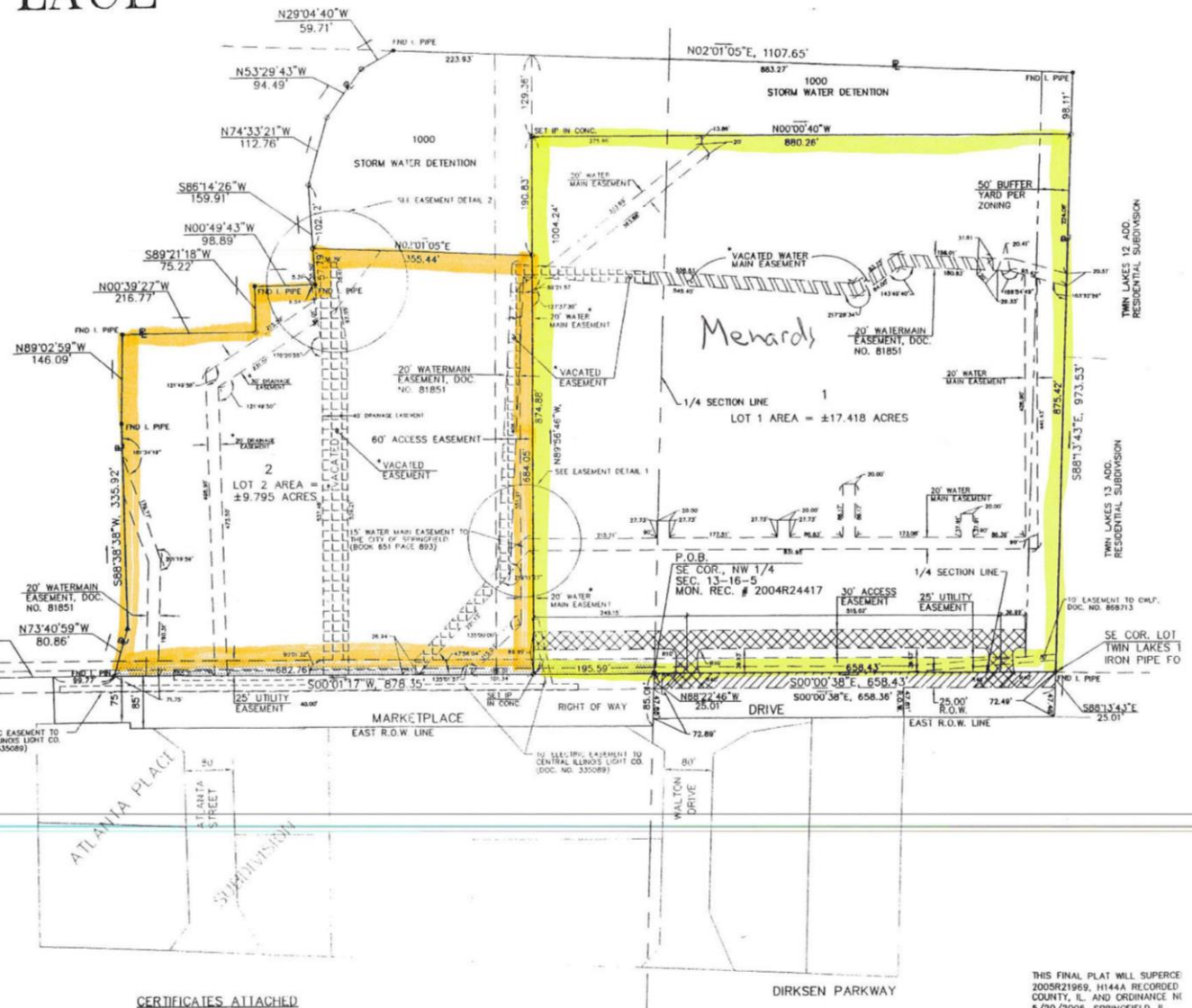
DIRKSEN MARKETPLACE

FINAL PLAT (REVISED PLAT) LEGAL DESCRIPTION

PART OF WEST HALF SECTION 13, TOWNSHIP 16 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF SPRINGFIELD, COUNTY OF SANGAMON, STATE OF ILLINOIS.

ZONING
EXISTING ZONING: B1
SCALE: 1" = 100'
AREA = ±31.948 ACRES
DECEMBER 7, 2004
REVISED 2-28-05
REVISED 9-16-05

LEGEND
- SET 5/8" IRON PIN
- FOUND IRON PIN OR PIPE
- FOUND STONE
- FOUND BRASS MARKER
- FOUND R.R. SPIKE
- R.O.W. (ROADWAY PURPOSES)
- VACATED R.O.W. (STOCKYARD ROAD)
- ACCESS EASEMENT
- EASEMENT AREA VACATED BY ORDINANCE
- VACATED EASEMENT
- UTILITY, CATV AND/OR DRAINAGE EASEMENT
- BUFFER YARD



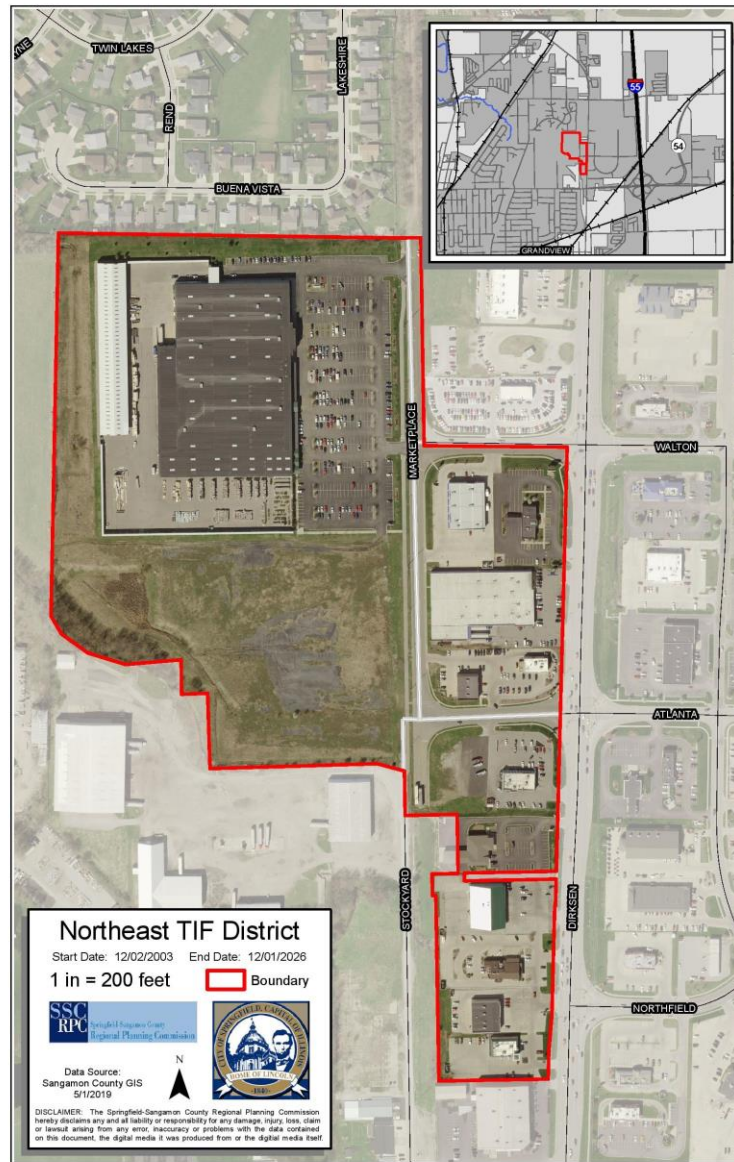
CERTIFICATES ATTACHED

THIS FINAL PLAT WILL SUPERSEDE
2005R21969, H144A RECORDED
COUNTY, IL AND ORDINANCE NO.
5/20/2005, SPRINGFIELD, IL

TIF DISTRICT MAP

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CONTACT



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PROPERTY HIGHLIGHTS

- 24,800 AADT along Dirksen
- Located in TIF District
- Signage on Dirksen Pkwy
- Near I-55/I-72 Loop
- Storm Water Detention On Site
- Utilities On Site