

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3120 & 3240 Horizon Dr
Springfield, IL 62703

Development Opportunity Near Interstate 55 & 72 For Sale

- Prime Commercial Site
- High Visibility
- High Traffic Count
- Proximate to Hotels, Restaurants, Large Workforce
- Additional Land Included

BLAKE PRYOR

Illinois Licensed Real Estate Broker

O: 217.547.6650

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bpryor@cbcdr.com





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OVERVIEW



**COLDWELL BANKER
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Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer this Development Opportunity near Interstate 55 & 72 in Springfield, IL.

Subject Property is a 1.2-acre prime commercial site that backs up to Interstate 55/72. The site is a development opportunity in a hospitality park that is proximate to several nationally-recognized hotels, restaurants, and end-user categories, providing ideal traffic to Horizon Dr. There are two State of Illinois employment agencies that supply a large workforce to the area. There is an additional ½ acre lot near the site included in the offering and could serve as additional parking.

Subject Property is located between S. Dirksen Pkwy and Interstate 55/72 on the southeast side of Springfield. It has visibility from Dirksen Parkway (12,300 AADT) and Interstate 55/72 (52,400 AADT). It is minutes away from multiple interchanges on Interstate 55 and 72. Nearby businesses include several upscale hotels brands, such as IHG, Marriott, and Wyndham, and popular restaurants such as Red Lobster, Smokey Bones, Hooters, Applebee's, IHOP, McDonald's, and Starbucks. The Illinois Dept of Transportation (IDOT) and Illinois Secretary of State (SOS) are the major employers in the area. Also, there is shopping, entertainment, and many other amenities near the site.

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	3120 & 3240 Horizon Dr, Springfield, IL 62703
ASK PRICE	\$325,000
LOT SIZE (ACRES)	1.70 AC (Total)
TAX PIN	22-12.0-127-066 & 22-12.0-127-060
ZONING	B-1



AERIAL



**COLDWELL BANKER
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DEVONSHIRE
REALTY



FINAL PLAT
BI-PETRO OFFICE
PARK SUBDIVISION
PLAT NO. 2

LEGAL DESCRIPTION

PART OF TRACTS 2, 3, 4, 5 AND 6 OF CHARLES S. WANLESS' SURVEY OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN; BEGINNING AT AN IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 4, THENCE SOUTH 0 DEGREES 17 MINUTES 30 SECONDS EAST A DISTANCE OF 193 METERS 58 MILLIMETERS EAST ALONG THE NORTH LINE OF THE aforementioned TRACT A A DISTANCE OF 564.26 FEET TO AN IRON PIPE ON THE NORTH LINE OF SAID TRACT 4, THENCE SOUTH 12 DEGREES 13 MINUTES 22 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.64 FEET TO AN IRON PIPE, THENCE SOUTH 68 DEGREES 05 MINUTES 50 SECONDS EAST A DISTANCE OF 108.85 FEET TO AN IRON PIPE, THENCE SOUTH 09 DEGREES 23 MINUTES 41 SECONDS WEST A DISTANCE OF 108.85 FEET TO AN IRON PIPE, THENCE SOUTH 01 DEGREE 18 MINUTE 29 SEC ON THE SOUTH LINE OF THE aforementioned TRACT 1, THENCE SOUTH 88 DEGREES 58 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 1 A DISTANCE OF 117.11 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES 00 SECOND EAST A DISTANCE OF 370.02 FEET TO AN IRON PIPE, THENCE NORTH 88 DEGREES 57 MINUTES 43 SECONDS EAST A DISTANCE OF 108.85 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS EAST A DISTANCE OF 385.00 FEET TO AN IRON PIPE, THENCE SOUTH 01 DEGREE 18 MINUTE 29 SEC WEST A DISTANCE OF 25.91 FEET TO A POINT, THENCE NORTH 01 DEGREE 02 MINUTES 07 SEC WEST A DISTANCE OF 50.00 FEET TO AN IRON PIPE, THENCE NORTH 18 DEGREES 05 MINUTES 50 SECONDS EAST A DISTANCE OF 108.85 FEET TO AN IRON PIPE, THENCE NORTH 55 DEGREES 45 MINUTES 30 SECONDS WEST A DISTANCE OF 461.17 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 10.729 ACRES MORE OR LESS ACCORDING TO SURVEY.

BASIS OF BEARING IS NORTH OF 88 DEGREES 58 MINUTES 47 SECONDS EAST

BEARING THE NORTH LINE OF LOT 4 OF B-PETRO OFFICE PARK SUBDIVISION PLAT NO. 1.

€ EXIST. SANITARY

A	N 29°07'33" W - 35.89'
B	N 77°21'18" W - 99.47'
C	N 21°31'49" W - 147.70'
D	N 37°31'38" E - 125.49'
E	N 07°11'56" W - 149.43'

TOTAL AREA TO BE DEVELOPED = ±10.729 ACRES

OWNER / DEVELOPER
BI-PETRO INC.
3180 ADLOFF LANE
P.O. BOX 19246
SPRINGFIELD, ILLINOIS 62794-9246

CONTACT PERSON . LARRY SWEAT
(217) 529-0131

ENGINEER / LAND SURVEYOR
GREENE AND BRADFORD, INC.
3501 CONSTITUTION DRIVE
SPRINGFIELD, ILLINOIS 62707
(217) 793-8844

OFFICERS OF BI-PETRO, INC.
JOHN F. HOMEIER - PRESIDENT
SKIPPY G. HOMEIER - VICE-PRESIDENT
JOHN C. HOMEIER - ASST. SECRETARY
LAWRENCE A. SWEAT - TREASURER
CHARLES R. WOODS - SECRETARY

I DO HEREBY CERTIFY THAT IN THE MONTH OF FEBRUARY, 1998
I MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE
FOREGOING PLAT CORRECTLY REPRESENTS THE RESULTS OF SAID
SURVEY.



"THE FINAL PLAT OF THIS SUBDIVISION IS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL BY THE SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION SUBJECT TO THE CERTIFICATIONS SET FORTH IN SEC. 153.148 OF THE CODE OF THE CITY OF SPRINGFIELD, ILLINOIS, 1988, AS AMENDED."

DATE _____ SPRINGFIELD-SANGAMON COUNTY
REGIONAL PLANNING COMMISSION
EXECUTIVE DIRECTOR

DATE _____ MAYOR, CITY OF SPRINGFIELD

NOTE: NO LOT SHALL HAVE DIRECT ACCESS ONTO
F.A.I. ROUTE 55.

NOTE: ALL DIMENSIONS ALONG CURVED LINES
ARE CHORD DIMENSIONS.

"A PART OF THIS FINAL PLAT IS LOCATED WITHIN A SPECIAL
FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY."

CURVE DATA ①

$\Delta = 75^{\circ}25'02''$
 $R = 100.00'$
 $L = 131.63'$
 Chord = 122.33'
 Ch. Brg. = S $37^{\circ}41'54''$ E

CURVE DATA 

$\Delta = 90^{\circ}11'01''$
 $R = 75.00'$
 $L = 118.05'$
 Chord = 106.24'
 Ch. Brg. = S 45°04'45" E

CURVE DATA ①

$\Delta = 40^{\circ}31'12''$
 $R = 125.00'$
 $L = 88.40'$
 Chord = 86.57'
 Ch. Brg. = N 58°22'13" W

CURVE DATA

$$\begin{aligned}\Delta &= 53^\circ 07' 48'' \\ R &= 20.00' \\ L &= 18.55' \\ \text{Chord} &= 17.89'\end{aligned}$$

CURVE DATA

$\Delta = 39^{\circ}27'23''$
 $R = 125.00'$
 $L = 86.08'$
 Chord = 84.39'
 h. Brg. = N $18^{\circ}22'56''$ W

REVISIONS			
DATE	BY	REVISION	
07/14/98			
RECORDED	JESSEN	DC	AS PER CITY ENGINEER'S REVIEW
04/09/98		DC	AS PER CITY ENGINEER'S REVIEW
04/20/98	CRUM	DC	AS PER CITY ENGINEER'S REVIEW
05/01/98		DC	AS PER OWNER'S REQUEST
07/14/98		DC	AS PER OWNER'S REQUEST (DETENTION)
APPROVED	HUMPHREY		

GREENE & BRADFORD, INC.



FINAL PLAT
PETRO OFFICE
ARK SUBDIVISION
PLAT NO. 2

PROJ. NO. 06-331

96-337	
FIELD BOOK	FILE

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COMPUTER FILE NO.
96331FP-50

SURVEY

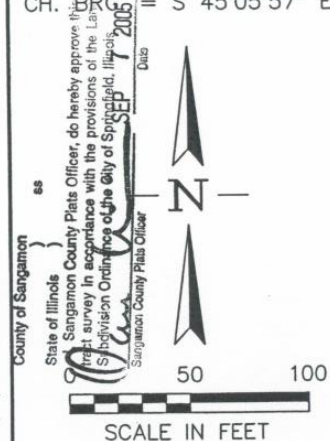


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OWNER: BI PETRO INC.
TAX I.D. NO.: 22-12-127-054 &
22-12-127-062
TOWNSHIP: CAPITOL
FIELDWORK COMPLETED: 07-12-05
BASIS OF BEARING: ASSUMED MERIDIAN

PLAT OF SURVEY

CURVE DATA ①
 $\Delta = 90^{\circ}12'57''$
 $R = 75.00'$
 $L = 118.09'$
 $T = 75.28'$
CHORD = 106.27'
CH. BRG = S 45°05'57" E



LEGEND

MAG NAIL
IRON PIPE

S.W. COR. LOT 7 - S 88°56'47" W
131.32' MEAS.
P.O.B. 1, S.E. COR. LOT 7, PLAT 2,
BI-PETRO OFFICE PARK SUBDIVISION

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ILLINOIS PROFESSIONAL LAND SURVEYOR # 2590

DATE SIGNED



EXPIRES: 11/30/06

PARCEL 1 LEGAL DESCRIPTION

PART OF LOT 7 OF BI PETRO OFFICE PARK PLAT 2 AND PART OF LOT 5 OF
BI PETRO OFFICE PARK PLAT 1 DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON PIPE MARKING THE SOUTHEAST CORNER OF THE
AFOREMENTIONED LOT 7, THENCE SOUTH 88 DEGREES 56 MINUTES 47 SECONDS
WEST ALONG THE SOUTH LINE OF SAID LOT 7 AND LOT 5 A DISTANCE OF 131.32
FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 01 MINUTES 23 SECONDS
EAST A DISTANCE OF 110.14 FEET TO AN IRON PIPE, THENCE NORTH 89 DEGREES
37 MINUTES 28 SECONDS EAST A DISTANCE OF 131.29 FEET TO AN IRON PIPE ON
THE WEST LINE OF HORIZON DRIVE, THENCE SOUTH 00 DEGREES 00 MINUTES 37
SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 108.59 FEET TO THE POINT
OF BEGINNING. SAID PARCEL CONTAINS 14,358 SQUARE FEET, MORE OR LESS, ALL
IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS.

BASIS OF BEARING IS SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST
ALONG THE WEST LINE OF HORIZON DRIVE.

PARCEL 2 LEGAL DESCRIPTION

PART OF LOT 7 OF BI PETRO OFFICE PARK PLAT 2 AND PART OF LOT 5 OF
BI PETRO OFFICE PARK PLAT 1 DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT AN IRON PIPE MARKING THE SOUTHEAST CORNER OF THE
AFOREMENTIONED LOT 7, THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS
EAST ALONG THE WEST LINE OF HORIZON DRIVE A DISTANCE OF 108.59 FEET TO
AN IRON PIPE MARKING THE TRUE POINT OF BEGINNING, THENCE SOUTH 89
DEGREES 37 MINUTES 28 SECONDS WEST A DISTANCE OF 131.29 FEET TO AN IRON
PIPE, THENCE NORTH 00 DEGREES 01 MINUTES 23 SECONDS EAST A DISTANCE OF
174.88 FEET TO AN IRON PIPE, THENCE NORTH 88 DEGREES 58 MINUTES 03
SECONDS EAST A DISTANCE OF 55.97 FEET TO AN IRON PIPE MARKING THE
BEGINNING OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE
SOUTHEASTERLY 118.09 FEET ALONG SAID CURVE HAVING A LONG CHORD THAT
BEARS SOUTH 45 DEGREES 05 MINUTES 57 SECONDS EAST FOR A DISTANCE OF
106.27 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES 00 MINUTES 37
SECONDS WEST A DISTANCE OF 100.01 FEET TO THE TRUE POINT OF BEGINNING.
SAID PARCEL CONTAINS 21,795 SQUARE FEET, MORE OR LESS, ALL IN THE COUNTY
OF SANGAMON, STATE OF ILLINOIS.

BASIS OF BEARING IS SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST
ALONG THE WEST LINE OF HORIZON DRIVE.

REVISIONS	DATE	BY
1	7-12	



GREENE & BRADFORD, INC.
OF SPRINGFIELD

CONSULTING ENGINEERS
3501 CONSTITUTION DRIVE
SPRINGFIELD, ILLINOIS 62711
(217) 793-8844, (217) 793-6227 FAX
PROFESSIONAL LAND SURVEYING FIRM NO. 048-000098

DATE	6-10-05
DRAWN	McGAVA
PROJ. NO.	04-201.01
FIELD BOOK	HB-258
COMPUTER FILE NO.	0420101PS2.dwg
PLOT SCALE	1" = 50'

DEMOGRAPHICS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

POPULATION

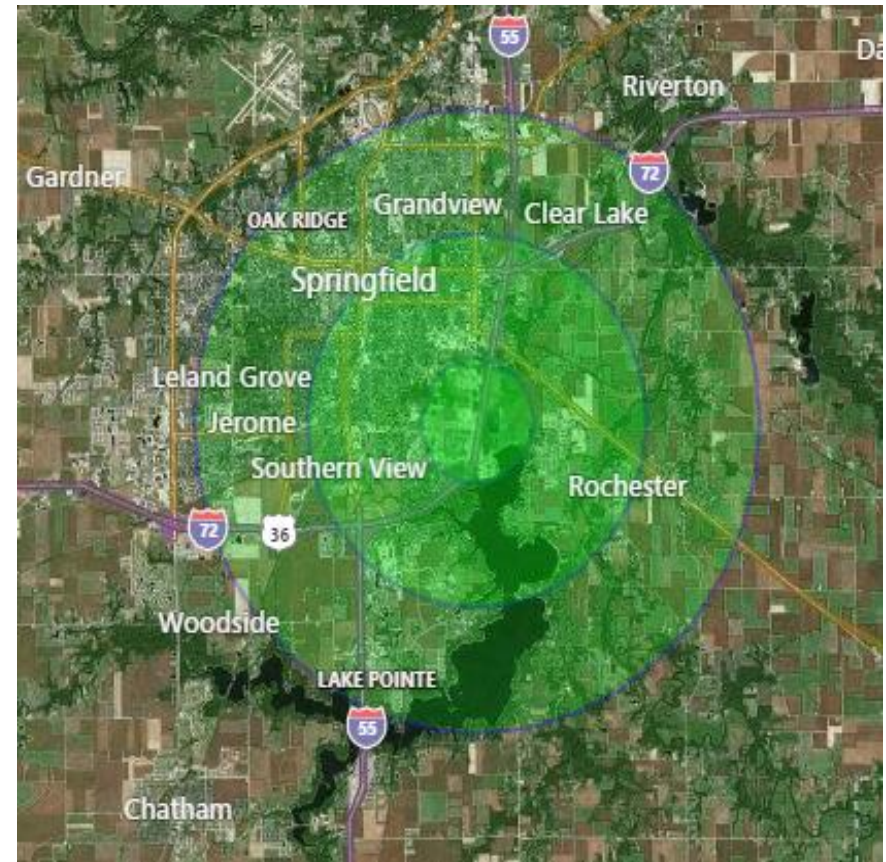
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	2,461	39,557	105,062
2022 Population	2,457	38,643	101,411
2027 Population (Projected)	2,455	38,543	100,953

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2022 Households	974	15,582	43,720
2027 Households (Projected)	974	15,538	43,510

INCOME

	1-MILES	3-MILES	5-MILES
2022 Per Capita Income	\$19,641	\$25,181	\$29,730
2022 Median Household Income	\$35,238	\$49,628	\$55,288
2022 Average Household Income	\$49,525	\$62,447	\$68,960



CONTACT



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Champaign, IL 61820

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PROPERTY HIGHLIGHTS

- Prime Commercial Site
- High Visibility
- High Traffic Count
- Proximate to Hotels, Restaurants, and Large Workforce
- Additional Land Included