

# 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**

Senior Advisor

O: 217.547.6650

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# USE AGREEMENT



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## CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

**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



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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	\$300,000 (Previously \$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



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**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY**  
Springfield, IL  
217-547-6650

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

### LEGAL DESCRIPTION

PART OF TRACTS 1, 2, 3, 4, 5 AND 6 OF CHARLES S. WAINLESS' SURVEY OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 4 IN BI-PETRO OFFICE PARK SUBDIVISION PLAT NO. 1, THENCE NORTH 88 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF THE AFOREREMENTIONED TRACT 6 A DISTANCE OF 564.29 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF F.A.I. 55, THENCE SOUTH 09 DEGREES 19 MINUTES 22 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 201.64 FEET TO AN IRON PIPE, THENCE SOUTH 06 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 168.85 FEET TO AN IRON PIPE, THENCE SOUTH 09 DEGREES 23 MINUTES 43 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 703.10 FEET TO AN IRON PIPE ON THE SOUTH LINE OF THE AFOREREMENTIONED TRACT 1, THENCE SOUTH 88 DEGREES 54 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 1 A DISTANCE OF 451.64 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 370.03 FEET TO AN IRON PIPE, THENCE NORTH 88 DEGREES 57 MINUTES 53 SECONDS EAST A DISTANCE OF 171.89 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 263.00 FEET TO AN IRON PIPE, THENCE NORTH 88 DEGREES 57 MINUTES 53 SECONDS EAST A DISTANCE OF 25.81 FEET TO A POINT, THENCE NORTH 01 DEGREES 02 MINUTES 07 SECONDS WEST A DISTANCE OF 50.00 FEET TO AN IRON PIPE, THENCE NORTH 16 DEGREES 20 MINUTES 38 SECONDS WEST A DISTANCE OF 334.21 FEET TO AN IRON PIPE, THENCE NORTH 55 DEGREES 38 MINUTES 49 SECONDS WEST A DISTANCE OF 49.13 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 10.729 ACRES, MORE OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS. BASIS OF BEARING IS NORTH 88 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF LOT 4 OF BI-PETRO OFFICE PARK SUBDIVISION PLAT NO. 1.

### EXIST. SANITARY SEWER EASEMENT

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

TOTAL AREA TO BE DEVELOPED = ±10.729 ACRES

### OWNER / DEVELOPER

BI-PETRO INC.  
3180 ADOLF LANE  
P.O. BOX 19246  
SPRINGFIELD, ILLINOIS 62794-9246

CONTACT PERSON - LARRY SWEAT  
(217) 529-0131

### ENGINEER / LAND SURVEYOR

GREENE & BRADFORD, INC.  
3501 CONSTITUTION DRIVE  
SPRINGFIELD, ILLINOIS 62707  
(217) 793-8844

### OFFICERS OF BI-PETRO, INC.

JOHN F. HOMEIER - PRESIDENT  
SKIPPIY 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 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, 1989, 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."

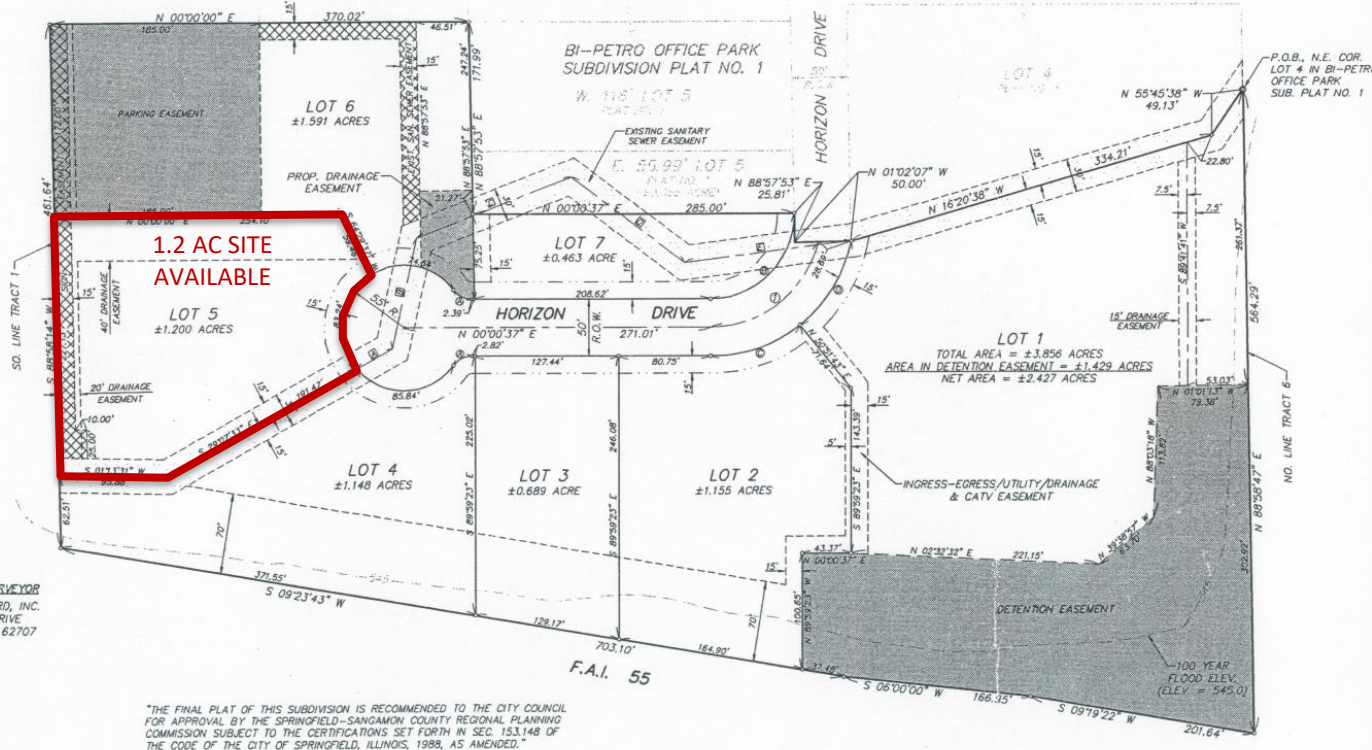
**CURVE DATA ①**  
Δ = 75°25'02"  
R = 100.00'  
L = 131.63'  
Chord = 122.33'  
Ch. Brg. = S 37°41'54" E

**CURVE DATA ②**  
Δ = 53°07'48"  
R = 20.00'  
L = 18.55'  
Chord = 17.89'

**CURVE DATA ③**  
Δ = 90°11'01"  
R = 75.00'  
L = 118.05'  
Chord = 106.24'  
Ch. Brg. = S 45°04'45" E

**CURVE DATA ④**  
Δ = 39°27'23"  
R = 125.00'  
L = 86.08'  
Chord = 84.39'  
Ch. Brg. = N 18°22'56" W

**CURVE DATA ⑤**  
Δ = 40°31'12"  
R = 125.00'  
L = 88.40'  
Chord = 85.57'  
Ch. Brg. = N 58°22'13" W



DATE	BY	REVISIONS
04/07/98	DC	AS PER CITY ENGINEER'S REVIEW
04/09/98	DC	AS PER CITY ENGINEER'S REVIEW
05/07/98	DC	AS PER OWNER'S REQUEST (DETENTION)
07/14/98	DC	AS PER OWNER'S REQUEST (DETENTION)

GREENE & BRADFORD, INC.  
OF SPRINGFIELD  
3501 CONSTITUTION DRIVE  
SPRINGFIELD, ILLINOIS 62707  
(217) 793-8844, (217) 793-8227 FAX



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

PROJ. NO. 96-331  
FIELD BOOK FILE  
COMPUTER FILE NO. 96331FP-50  
SHEET NO.

### LEGEND

IRON PIPE  
SUBDIVISION MONUMENT  
SETBACK & UTILITY, DRAINAGE  
CATV EASEMENT LINE

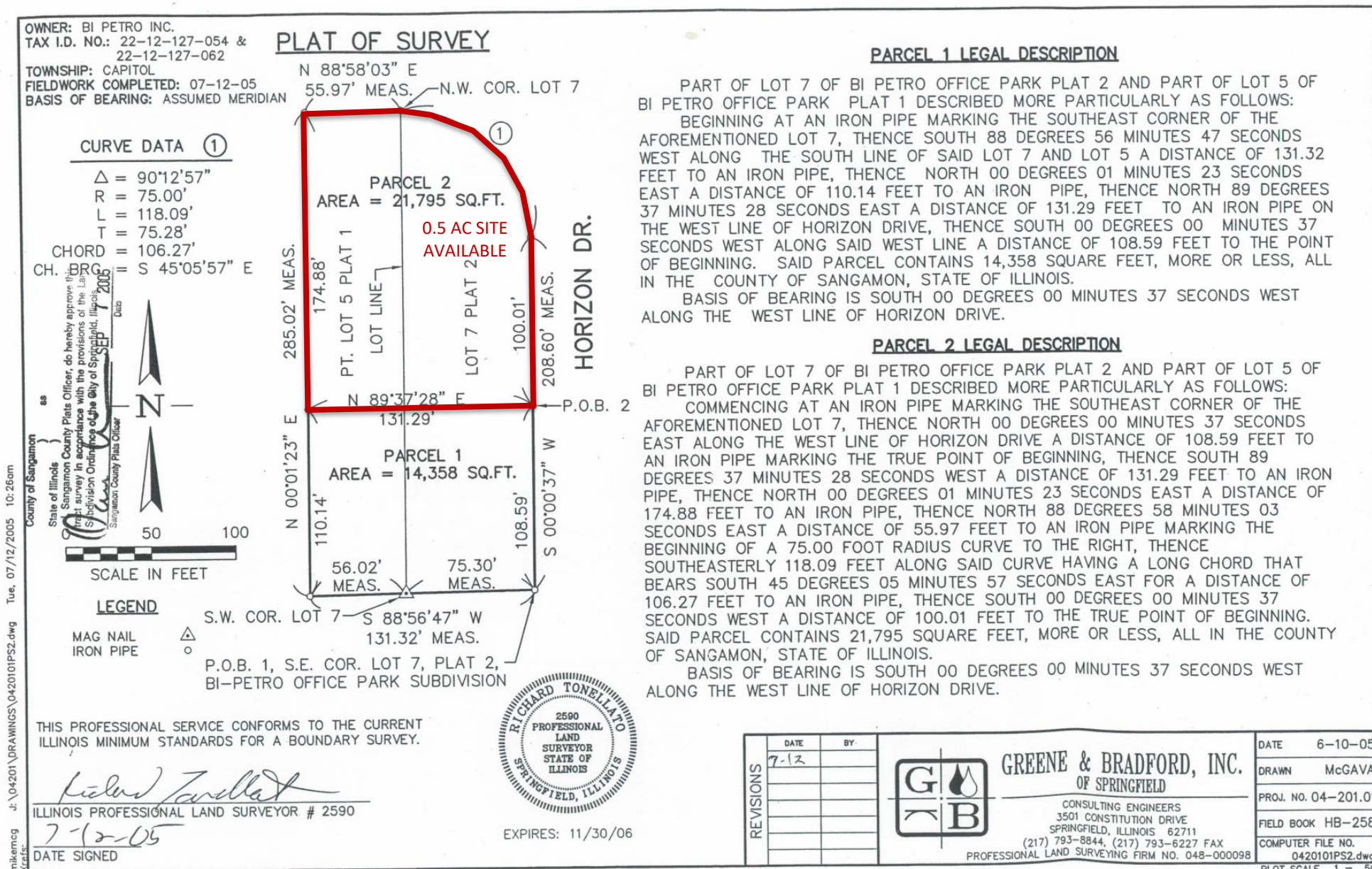
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# SURVEY



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# DEMOGRAPHICS



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## POPULATION

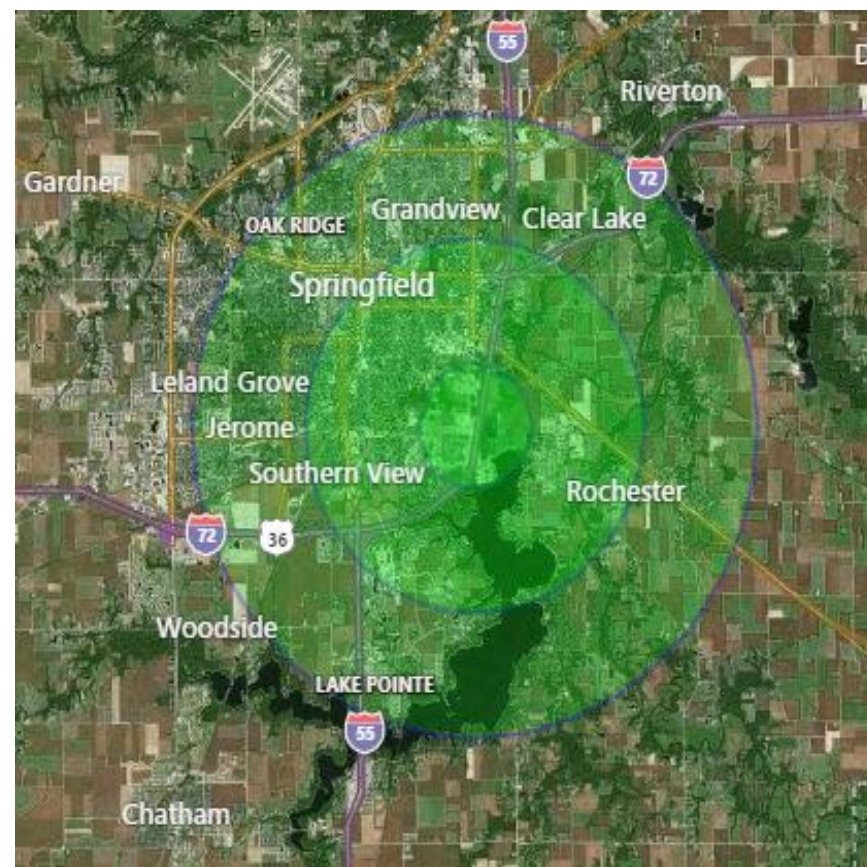
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	2,461	39,557	105,062
2022 Population	2,457	38,643	101,411
2027 Population (Projected)	2,455	38,543	100,953

## 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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## BLAKE PRYOR

Senior Advisor

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## CBCDR MAIN OFFICE

201 W. Springfield Ave., 11<sup>th</sup> Floor  
Champaign, IL 61820

[CBCDR.COM](http://CBCDR.COM)



## PROPERTY HIGHLIGHTS

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