

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

C: 217.725.9518

bpryor@cbcdr.com





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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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	\$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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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. WANLESS' 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;

4. DESCRIBED MORE PARTICULARLY AS FOLLOWS:

1. A POINT LOCATED 100 DEGREES 55 MINUTES 45 SECONDS NORTH EAST CORNER OF LOT 48 IN B-PIRETO OFFICE PARK SUBDIVISION PLAT NO. 1, THENCE NORTH 88 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF THE B-PIRETO OFFICE PARK SUBDIVISION PLAT NO. 1 A DISTANCE OF 100.00 FEET TO THE WESTERN PROPERTY OF MAY LINE OF F.A. 55, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WESTERN PROPERTY OF MAY LINE OF F.A. 55 A DISTANCE OF 20.64 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE IRON PIPE A DISTANCE OF 100.00 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE B-PIRETO OFFICE PARK SUBDIVISION PLAT NO. 1 A DISTANCE OF 171.99 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 00 MINUTES 57 SECONDS EAST A DISTANCE OF 285.00 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 00 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF THE B-PIRETO OFFICE PARK SUBDIVISION PLAT NO. 1 A DISTANCE OF 25.91 FEET TO A POINT, THENCE NORTH 01 DEGREES 02 MINUTES 07 SECONDS EAST ALONG THE NORTH LINE OF THE B-PIRETO OFFICE PARK SUBDIVISION PLAT NO. 1 A DISTANCE OF 20.10 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES 00 MINUTES 20 SECONDS WEST A DISTANCE OF 334.21 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES 00 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF THE B-PIRETO OFFICE PARK SUBDIVISION PLAT NO. 1 A DISTANCE OF 443.17 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, BEING THE SAME AS DESCRIBED IN THE B-PIRETO OFFICE PARK SUBDIVISION PLAT NO. 1, BEING THE NORTH LINE OF LOT 4 OF B-PIRETO OFFICE PARK SUBDIVISION PLAT NO. 1.

€ EXIST. SANITARY

	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 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

(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 ④

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

CURVE DATA

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

CURVE DATA ©

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

CURVE DATA ①

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

DATE		07/14/98		REVISIONS	
DATE	DESIGNED	BY	DATE	BY	REVISION
	JESSEN	DC	04/09/98	DC	AS PER CITY ENGINEER'S REVIEW
		DC	04/09/98	DC	AS PER CITY ENGINEER'S REVIEW
	CRUM	DC	04/20/98	DC	AS PER CITY ENGINEER'S REVIEW
	SPAWN	DC	05/01/98	DC	AS PER OWNER'S REQUEST
	CHICHERO	DC	07/14/98	DC	AS PER OWNER'S REQUEST (RETENTION)
	TONELLATO				

GREENE & BRADFORD, INC.
OF SPRINGFIELD
CONSULTING ENGINEERS
3501 CONSTITUTION DRIVE
SPRINGFIELD, ILLINOIS 62707



FINAL PLAT

PROJ. NO. 06-331

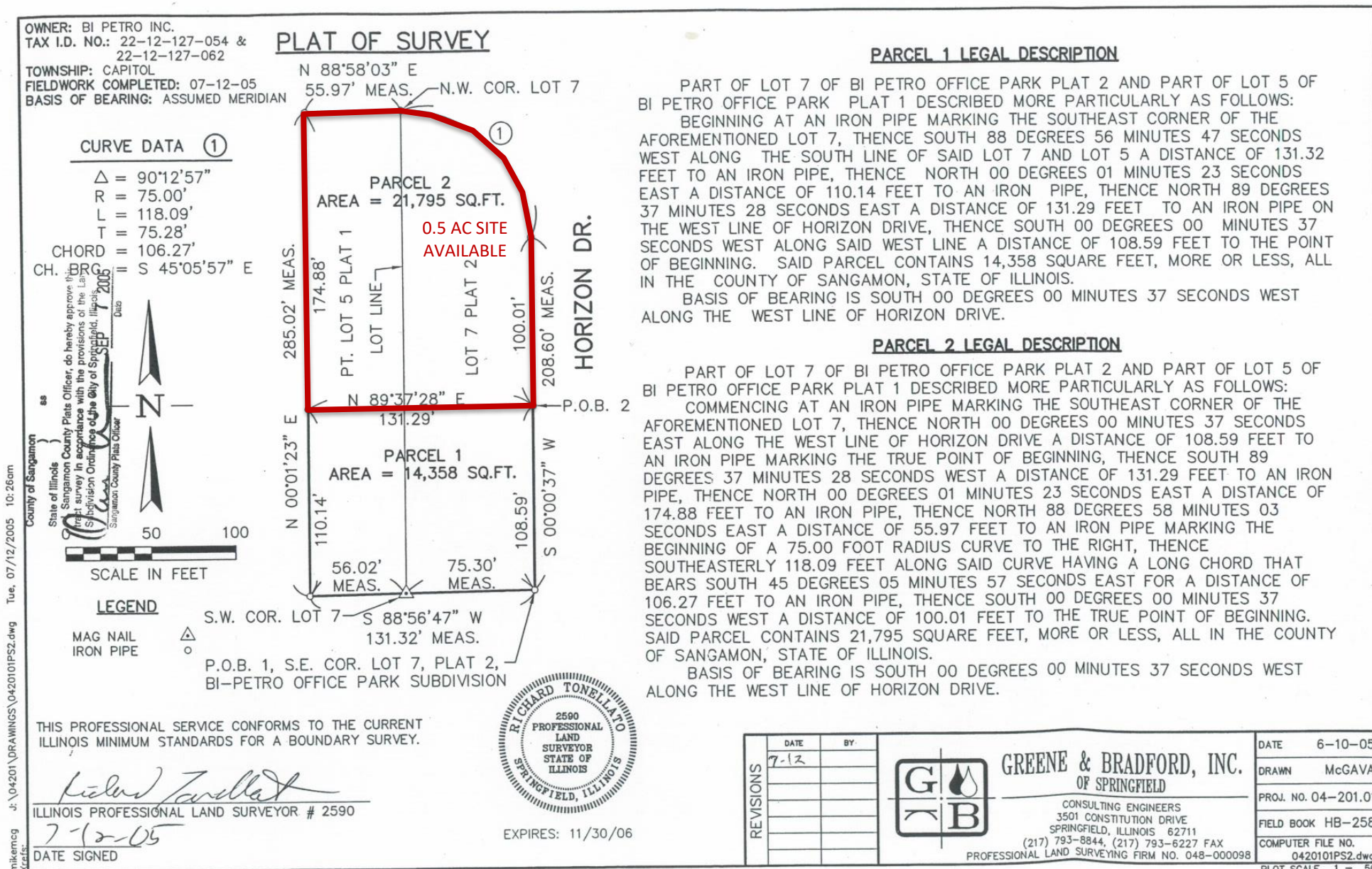
98-551	
FIELD BOOK	FILE

COMPUTER FILE NO.
96331FP-5

SURVEY



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DEMOGRAPHICS



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POPULATION

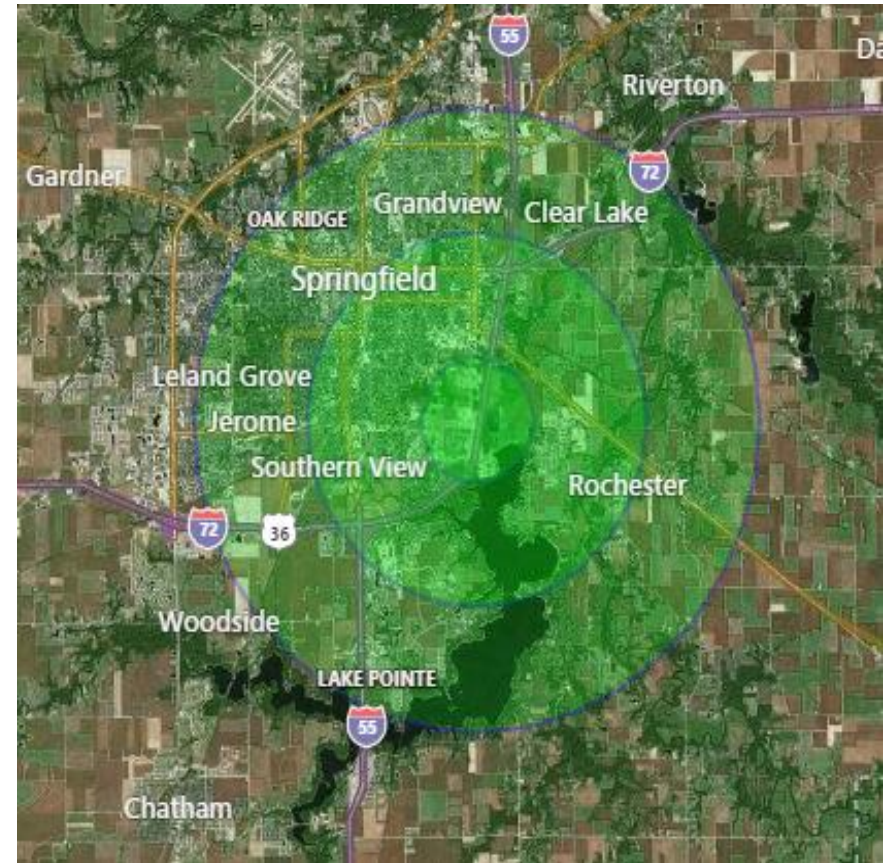
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	2,598	38,469	104,414
2021 Population	2,588	37,561	100,633
2026 Population (Projected)	2,593	37,490	100,225

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2021 Households	1,035	15,037	43,386
2026 Households (Projected)	1,037	15,004	43,206

INCOME

	1-MILES	3-MILES	5-MILES
2021 Per Capita Income	\$21,237	\$26,273	\$30,376
2021 Median HH Income	\$43,999	\$51,747	\$55,230



CONTACT



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CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor
Champaign, IL 61820

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PROPERTY HIGHLIGHTS

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- High Traffic Count
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- Additional Land Included