

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3241 Horizon Dr
Springfield, IL 62703

Hospitality Park Outlot with
Interstate Visibility Available
For Sale

BLAKE PRYOR, CCIM

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USE AGREEMENT



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OVERVIEW



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PROPERTY OVERVIEW

Welcome to an incredible opportunity brought to you by Coldwell Banker Commercial Devonshire Realty!

Imagine your business thriving in a prime location with unbeatable visibility! Nestled in a beautiful hospitality park-like setting, this outlot offers easy access from S. Dirksen Parkway and stunning sightlines from both Dirksen Pkwy and the heavily traveled Interstate 55/72, where over **52,000 vehicles pass daily!** And here is an added bonus – an extra lot for overflow parking! It is perfect for the Interstate traffic the property generates – passenger vehicles, fleet vehicles, and semi-trucks among other travelers.

The site has a rich history as the former home of Hooter’s, a national restaurant chain that successfully operated here for over **20 years**. Now, it is your chance to transform this coveted space into the next culinary hotspot, trendy shop, or essential service-based business – one that stands resilient in today’s internet-driven world.

With an impressive array of nearby amenities, including upscale hotels like IHG, Marriott, and Wyndham, your business will cater to a steady flow of business travelers and visitors. Enjoy proximity to a diverse dining scene, featuring popular names like Red Lobster, Applebee’s, and Starbucks – perfect for attracting foot traffic! With major employers such as the Illinois Dept of Transportation and the Secretary of State just minutes away, you will tap into a consistent customer base eager for your services.

Do not miss out on this rare opportunity to position your business in a prime location with tremendous potential!

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PROPERTY INFORMATION

ADDRESS	3241 Horizon Dr, Springfield, IL 62704
BUILDING SIZE	4,262 SF
LOT SIZE	1.48 AC
ZONING	B-1, Highway Business Service District
YEAR BUILT REMODELED	2001 2016
PARKING	95 Spaces



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MARKET OVERVIEW



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SPRINGFIELD, IL

Springfield is the Capital of Illinois, the county seat of Sangamon County, and the 6th most populous city in Illinois. It is located in central Illinois and is accessed by Interstate 55 and 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis, MO. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield. Also, it is the hometown of President Abraham Lincoln, whose life and activities drive tourism. The Abraham Lincoln Presidential Library and Museum Complex adds to the annual tourism traffic. Further, Springfield is home to the University of Illinois at Springfield (UIS), one of three universities in the U of I system with 1,642 employees and 2,503 enrolled students, the Southern Illinois (SIU) School of Medicine, and Lincoln Land Community College.

The city of Springfield is driven primarily by the State Government (17,800 employees), a large medical community including two hospitals and a clinic (9,672 employees), the Southern Illinois School of Medicine, a concentration of large clinics, heart specialists, and the Simmons Cooper Cancer Institute. Additionally, Springfield has many state associations, legal offices, and other professional services based on the above sources of economic activity. Finally, Springfield has many local businesses operating their corporate headquarters here, including Horace Mann Educators (1,066 employees), Blue Cross and Blue Shield (900 employees), Wells Fargo (550 employees), Bunn-O-Matic Corp (500 employees), and Levi, Ray & Shoup Inc (LRS) [319 employees].

Currently, Springfield has several economic development and capital improvements projects underway. **Amazon.com Services** has a recently completed 71,000-square-foot last-mile delivery station on North Dirksen Parkway, parallel to Interstate 55. They delivered the first package from the facility in October 2025. The project is will create 100 permanent jobs. The **Springfield Rail Improvements Project** will relocate passenger and freight traffic from the Third Street corridor to Tenth Street and construct grade separations (roadway underpasses and one overpass) at the critical rail crossings on both the Tenth and Nineteenth Street corridors. The **Springfield-Sangamon County Transportation Center** will combine SMTD buses, Amtrak, intercity buses, paratransit vehicles, and taxis at one location with an adjacent parking garage. The **Legacy Pointe Sports Complex** is a 95-acre development that would include flexible, multi-use indoor and outdoor facilities as well as space for family entertainment. The proposed 150,000-square-foot indoor space would include courts for basketball and volleyball and turf space. The 46-acre outdoor space would include diamonds for baseball and softball as well as fields for sports like soccer and lacrosse. The **Old State Capitol** will have an underground parking garage and conference center and a two-level visitor center as part of a \$224 million renovation. Other updates include wheelchair accessibility, heating and cooling systems, plumbing and ventilation.

AERIAL



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I-55 – 52,500 AADT



S. Dirksen Pkwy – 12,000 AADT



SITE



AERIAL



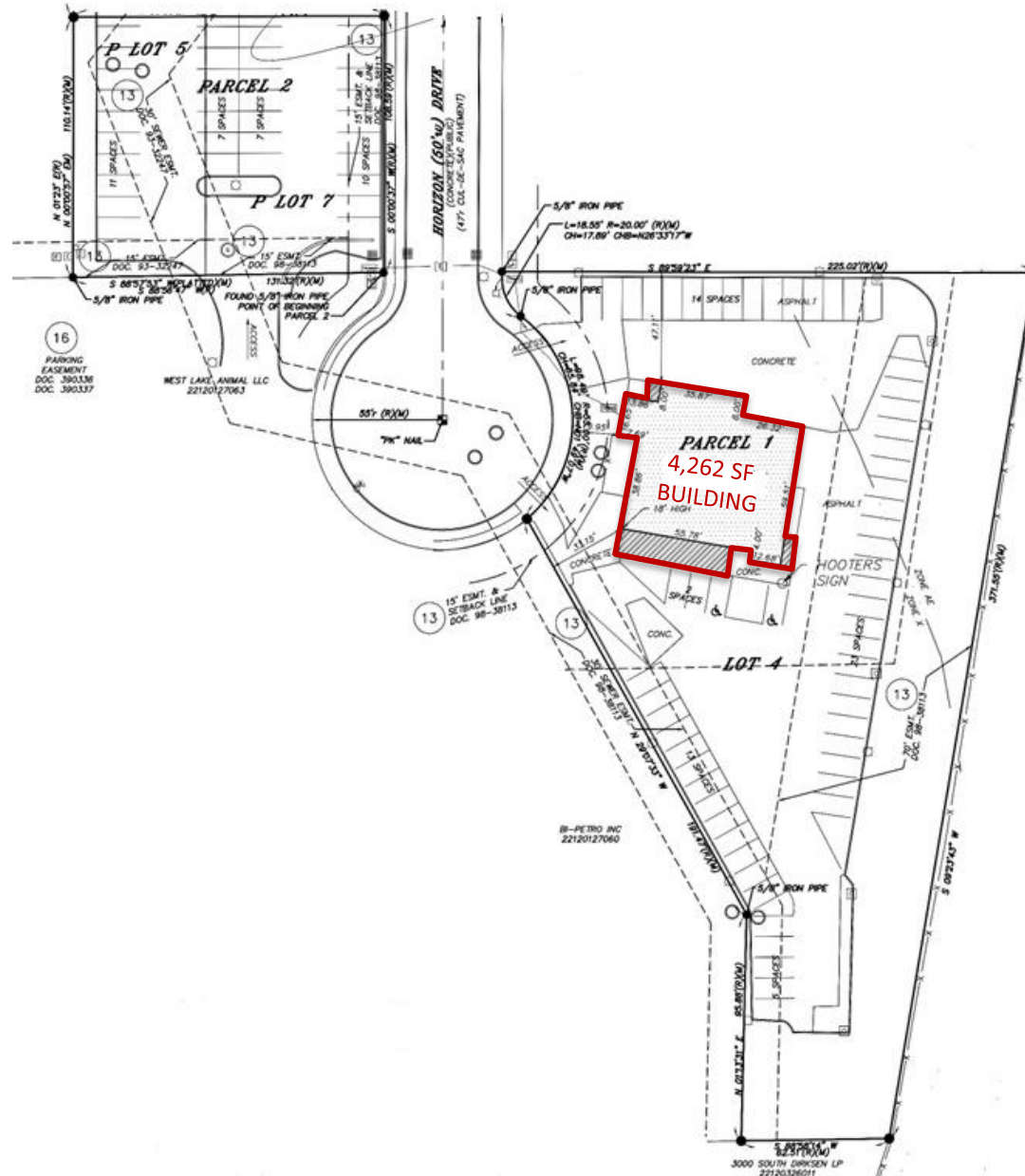
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SITE PLAN



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EXTERIOR PHOTOS



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DEMOGRAPHICS



Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	2,395	35,561	99,631
2025 Population	2,393	34,697	97,429
2030 Population (Projected)	2,367	34,266	96,173

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2025 Households	1,070	14,794	44,208
2030 Households (Projected)	1,074	14,790	44,196

INCOME

	1-MILES	3-MILES	5-MILES
2025 Per Capita Income	\$27,712	\$33,103	\$37,456
2025 Median Household Income	\$42,355	\$57,175	\$60,572
2025 Average Household Income	\$62,626	\$77,171	\$82,660

BUSINESS

	1-MILES	3-MILES	5-MILES
2025 Total Businesses	242	1,762	4,980
2025 Employees	4,307	26,530	105,001



CONTACT



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PROPERTY HIGHLIGHTS

- Hospitality Park Outlot Available
- Redevelopment, BTS, Second-Generation Restaurant
- Interstate Visibility
- Additional Parking Lot
- Near Major Employers