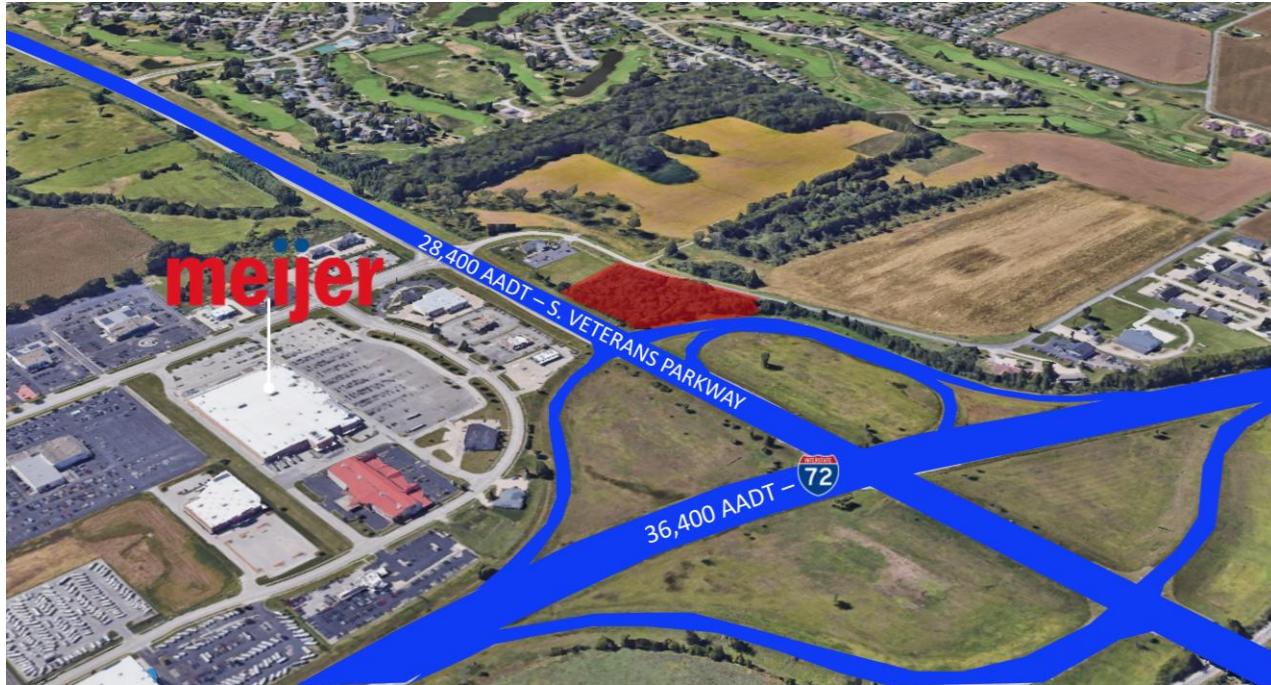




**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Veterans Pkwy/I72 Frontage Commercial Development Land

Sale Price: \$1,495,000



FOR
SALE

2901 Mathers Rd.

Springfield, IL 62711

4.26 AC

LAND

SALE PRICE

\$1,495,000

LOT SIZE

4.26 AC

TRAFFIC COUNTS

Veterans Pkwy- 28,400
AADT
I-72- 36,400 AADT

ZONING

B-1 - Highway Business
Service District

TAX PIN

21-24.0-200-012

RE TAXES

\$35,638.72

PROPERTY DESCRIPTION

This 4.26 acres of undeveloped Panther Creek land is prime, highly visible commercial development land, zoned as Highway Business Service District (B-1). The site features nearly 500 feet of frontage along S Veterans Parkway and 600 feet on the north side that fronts the I72 exit ramp. The site neighbors the Panther Creek Country Club including the popular Panther Creek residential subdivision. This site also benefits from over 28,000 vehicles daily along S. Veterans Parkway and 36,400 daily vehicles along I72. Water, sewer, gas and electric services are all available to the site for future development of infrastructure. Existing power lines run along the southern and western boundaries.

AREA DESCRIPTION

The subject property is located at the SW corner of the interchange of Interstate 72 and State Highway 4 or S. Veterans Parkway. The property sits directly off of the I72/IL Rt 4 southbound exit. Springfield is accessed from surrounding regions primarily by Interstate 72 and Interstate 55. The property is accessed from Mathers Rd, positioned on the north side of the Panther Creek golf course and residential neighborhood, and directly west across S. Veterans Parkway from the Meijer Grocery Store mixed-use commercial corridor of S. Veterans at Prairie Crossing. This parcel can also be sold along with parcels 21240200025 & 21240200025, located adjacent to the SW across Mathers Rd, consisting of an additional 76.5 acres of developmental ground.



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PLAT MAP



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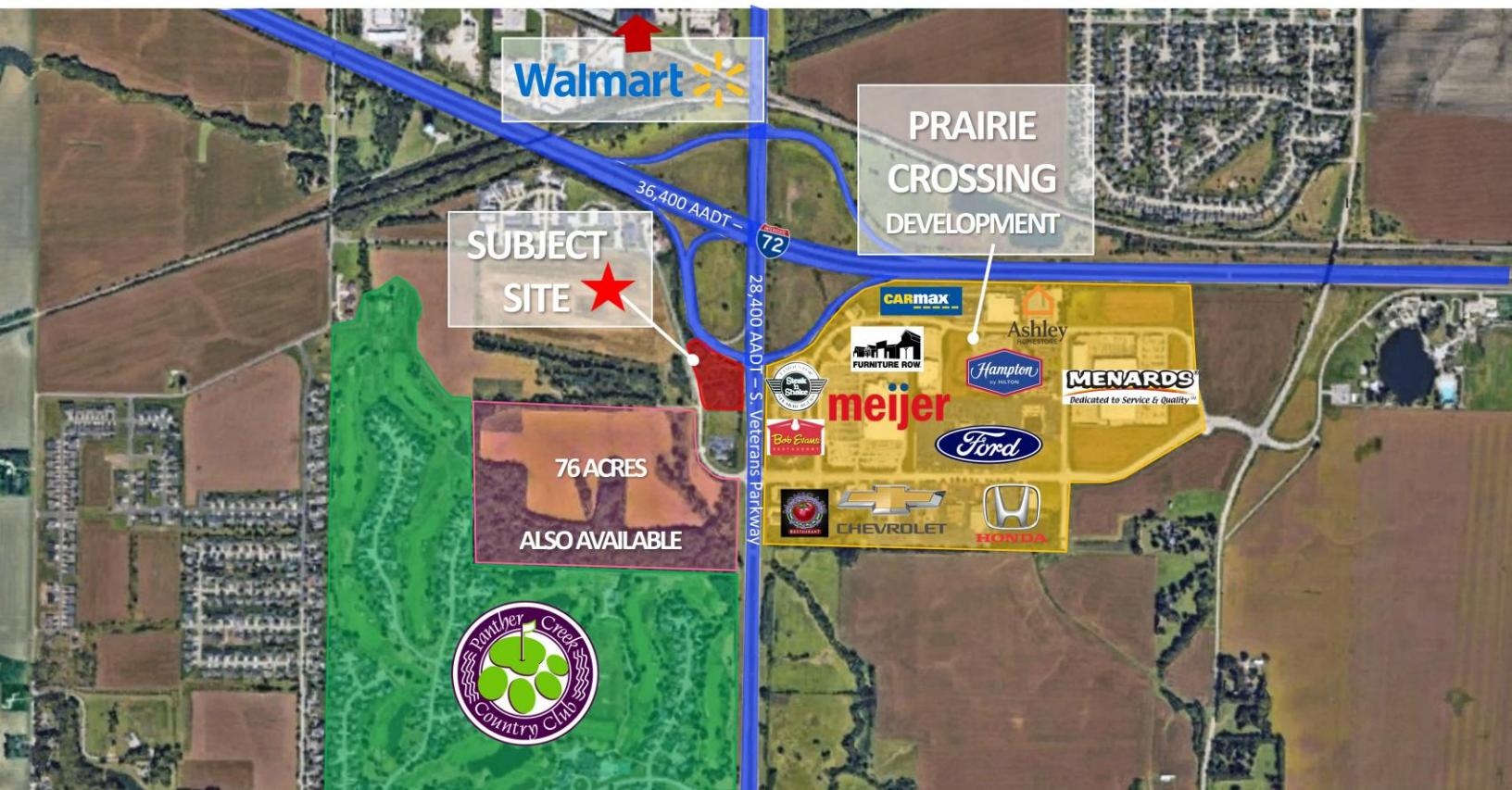
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