

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Foxx Creek Lots

Chatham, IL 62629

FOR SALE

Lot 150: 6.12 AC
Lot 115A: 3.25 AC
Lot 114B: 2.14 AC
Lot 114A: 3.93 AC
15.44 AC

BLAKE PRYOR, CCIM

Vice President

O: 217.547.6650

C: 217.725.9518

bpryor@cbcdr.com



COLDWELL BANKER COMMERCIAL

DEVONSHIRE REALTY

Springfield, IL

217-547-6650

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USE AGREEMENT



**COLDWELL BANKER
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DEVONSHIRE
REALTY

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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



**COLDWELL BANKER
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DEVONSHIRE
REALTY

PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present multiple commercial lots for sale within the Foxx Creek Commercial Development, located in the affluent and rapidly growing community of Chatham, IL.

Positioned just west of IL-4 / Main Street – an arterial road which carries 18,100 vehicles per day – the sites offer excellent visibility and accessibility. Current zoning supports a broad range of retail, shopping, and personal service uses, as well as businesses that serve the day-to-day needs of the surrounding population. The immediate area is experiencing notable commercial expansion, highlighted by several recent and upcoming developments, including a 17,000 SF Goodwill (2024), O'Reilly Auto Parts (2025), and Scooter's Coffee (2025). Additional momentum includes a new Dollar Tree anchoring a nearby retail center, the relocation of the USPS to that same center (both 2026), and NAPA Auto Parts occupying the former Family Video location (2025).

The trade area benefits from strong retail density, anchored by a County Market shopping center, and is supported by two major medical facilities, established community banks, and a diverse mix of restaurants and service providers. The community is highly educated, with 97.4% of residents holding a high school diploma and nearly half (49.4%) holding a bachelor's degree or higher. Chatham also offers a business-friendly environment with a lower combined sales tax rate (7.25%) compared to Springfield (9.75%). Residential fundamentals are strong as well—population and household counts within a 1-mile radius are projected to grow 2.7% over five years, and median home values in 2025 were approximately \$290,000.

PROPERTY INFORMATION

ADDRESS

Chatham, IL 62629

ASK PRICE

Lot 150 – **\$374,900**
Lot 115A – **\$299,000**
Lot 114B – **\$369,000**
71 W. Plummer Blvd (Lot 114A) – **\$399,000**

LOT SIZE

Lot 150 – **6.12 AC**
Lot 115A – **3.25 AC**
Lot 114B – **2.14 AC**
71 W. Plummer Blvd (Lot 114A) – **3.93 AC**

TAX PINS

Lot 150 – 28-01.0-432-006
Lot 115A – 28-01.0-432-005
Lot 114B – 28-01.0-476-004
71 W. Plummer Blvd (Lot 114A) – 28-01.0-476-009

ZONING

Lot 150 & Lot 114B – **B-1 (Community Business District)**
Lot 115A & 71 W. Plummer Blvd (Lot 114A) – **B-2 (General Business District)**



AERIAL MAP



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LOT 150



**COLDWELL BANKER
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6.12 Acres → \$374,900 (\$1.41 PSF) → Zoned B-1

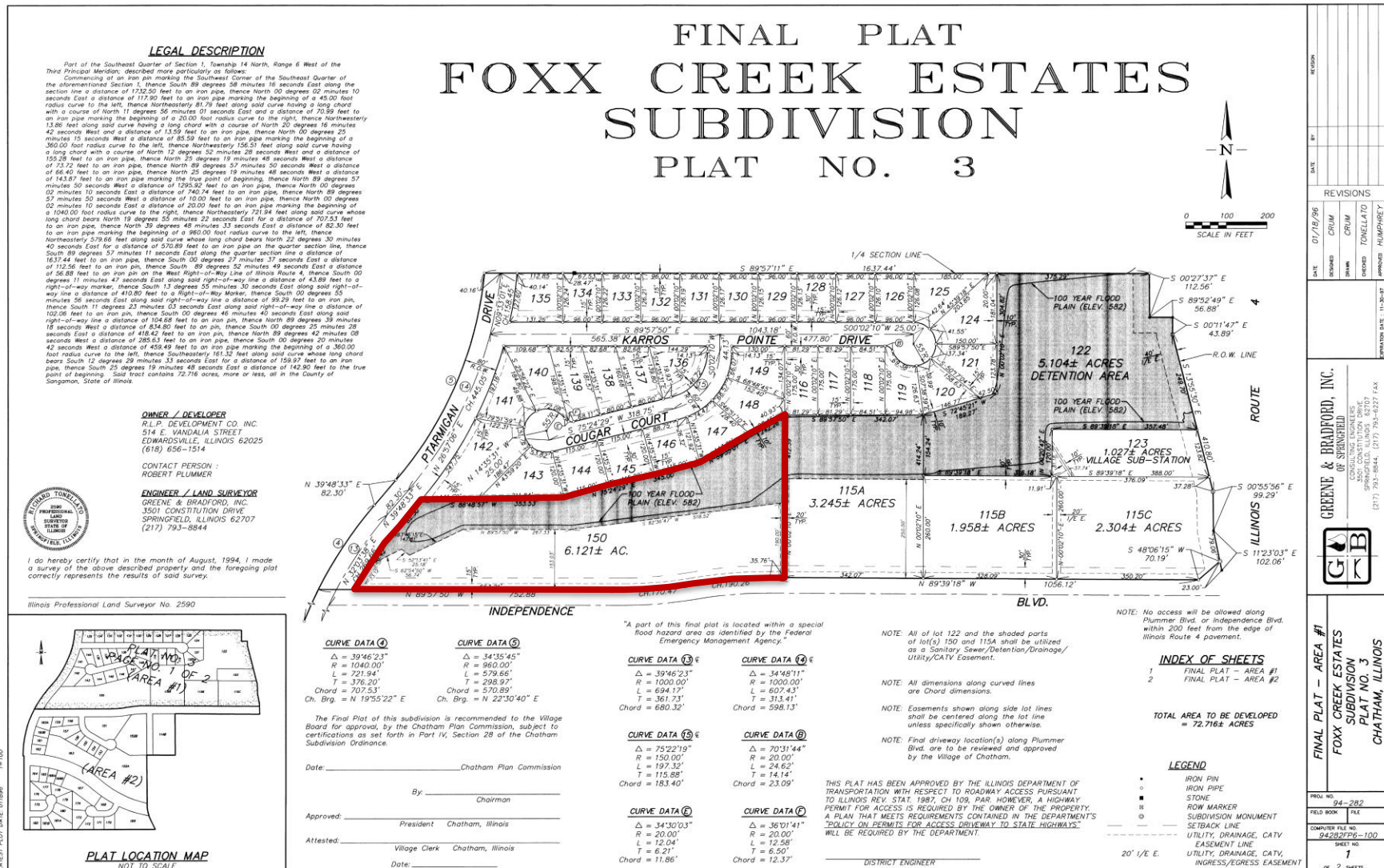


LOT 150



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

6.12 Acres → \$374,900 (\$1.41 PSF) → Zoned B-1



LOT 115A



**COLDWELL BANKER
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DEVONSHIRE
REALTY

3.25 Acres → \$299,000 (\$2.11 PSF) → Zoned B-2

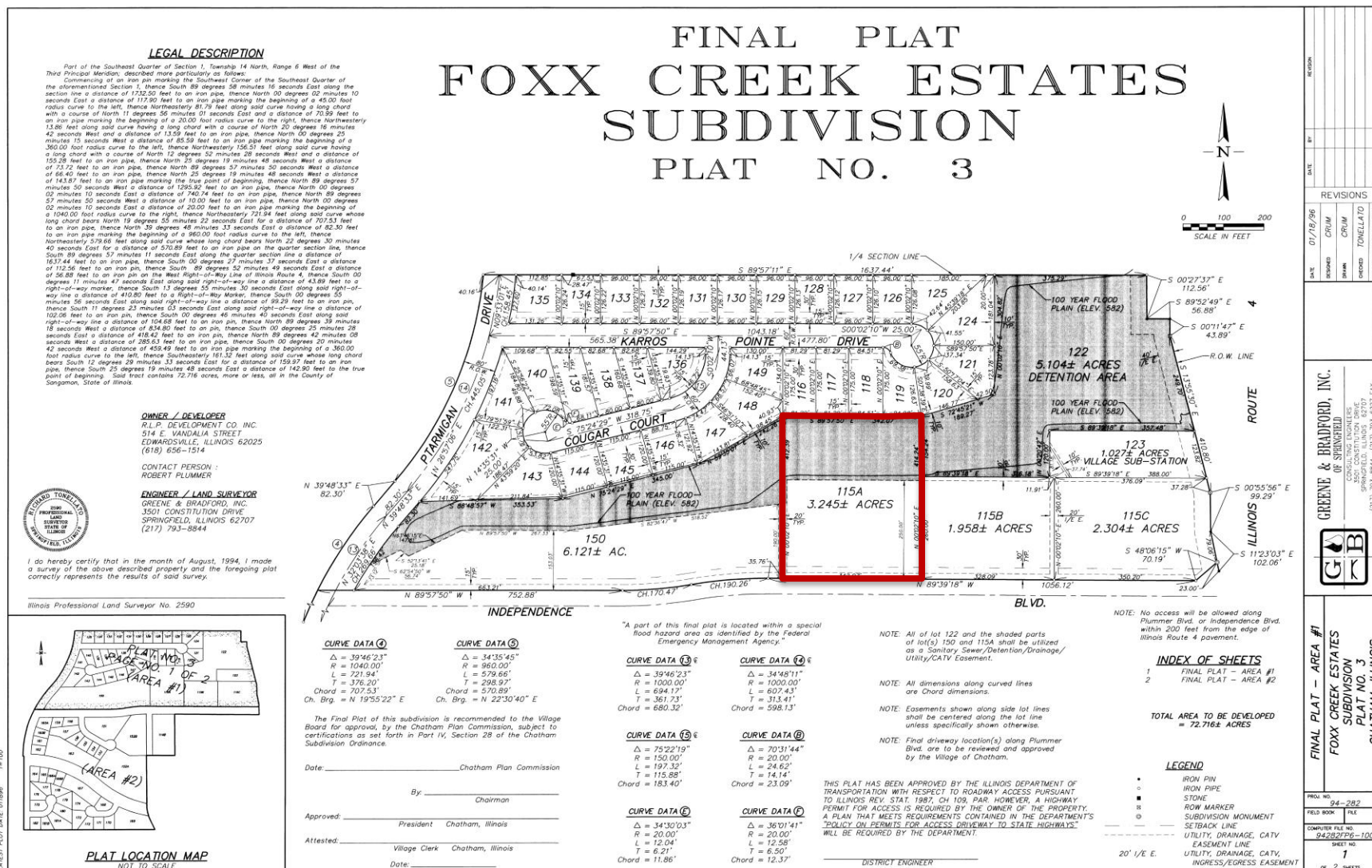


LOT 115A



**COLDWELL BANKER
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REALTY

3.25 Acres → \$299,000 (\$2.11 PSF) → Zoned B-2



LOT 114B



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REALTY

2.14 Acres → \$369,000 (\$3.96 PSF) → Zoned B-1



LOT 114A



**COLDWELL BANKER
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DEVONSHIRE
REALTY

3.93 Acres → \$399,000 (\$2.33 PSF) → Zoned B-2



LOT 114A



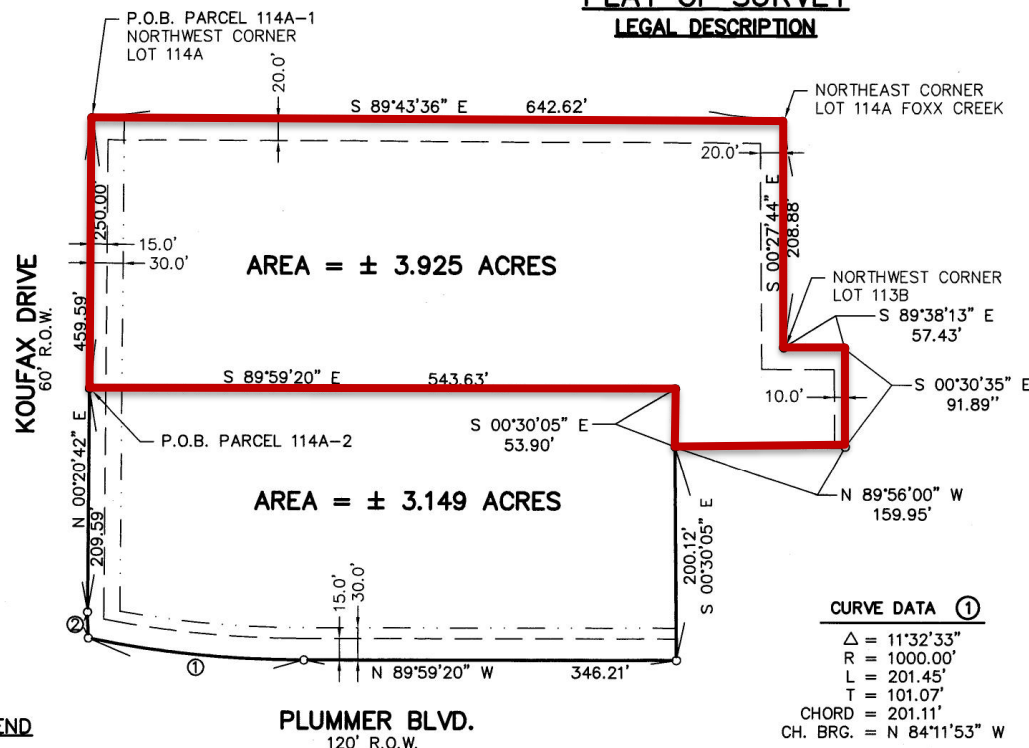
**COLDWELL BANKER
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DEVONSHIRE
REALTY

3.93 Acres → \$399,000 (\$2.33 PSF) → Zoned B-2

2013R35403

CLIENT: RLP DEVELOPMENT
TAX I.D. NO.: 28-01-476-007
TOWNSHIP: CHATHAM
FIELDWORK COMPLETED: 12-16-10
BASIS OF BEARING: ASSUMED MERIDIAN

PLAT OF SURVEY LEGAL DESCRIPTION



LEGAL DESCRIPTIONS SEE SHEET 2

This tract survey is in compliance with section 6(A)(10) of the
2006 Village of Chatham Subdivision Ordinance, as amended.
Approved by the Board of Trustees of the Village of Chatham
this 31 day of October, 2013
[Signature]
VILLAGE OF CHATHAM - PLAT OFFICER

CURVE DATA ①	CURVE DATA ②
Δ = 11°32'33"	Δ = 04°36'42"
R = 1000.00'	R = 300.00'
L = 201.45'	L = 24.15'
T = 101.07'	T = 12.08'
CHORD = 201.11'	CHORD = 24.14'
CH. BRG. = N 84°11'53" W	CH. BRG. = N 01°56'30" W

LEGEND

STONE ■
IRON PIPE ○
IRON PIN ●

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

[Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR # 2590
12-16-10
DATE SIGNED



EXPIRES: 11/30/10

SHEET 1 OF 2

REVISIONS	DATE	BY



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	12-16-10
DRAWN	DEFRATES
PROJ. NO.	10-162
FIELD BOOK	HB 286
COMPUTER FILE NO.	10162PS.dwg
PLOT SCALE	1" = 100'

DEMOGRAPHICS



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Courtesy of  **esri**

POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	6,990	17,020	30,186
2026 Population	6,773	16,666	29,743
2031 Population (Projected)	6,664	16,483	29,447

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2026 Households	2,846	6,508	12,387
2031 Households (Projected)	2,842	6,520	12,423

INCOME

	1-MILES	3-MILES	5-MILES
2026 Per Capita Income	\$53,073	\$58,474	\$61,290
2026 Median Household Income	\$103,690	\$122,546	\$115,445
2026 Average Household Income	\$129,257	\$149,347	\$147,158

BUSINESS

	1-MILES	3-MILES	5-MILES
2026 Total Businesses	192	301	1,014
2026 Employees	1,546	2,493	12,728



CONTACT



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CBCDR SPRINGFIELD OFFICE

3109 Markwood Ln
Springfield, IL 62712

CBCDR.COM



PROPERTY HIGHLIGHTS

- Great Location w/ Strong Traffic
- Affluent, High-Growth Community
- Ideal for Light Commercial
- Significant New Retail Development
- Established Retail Corridor
- Business-Friendly Environment