

FOR SALE

COMMERCIAL DEVELOPMENT SITES

ROUTE 66 CROSSING, LITCHFIELD, IL 62056



BARBERMURPHY

1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Terry Johnson
C: 618.977.8367
TerryJ@barbermurphy.com

Carter Marteeny
C: 618.304.3917
CarterM@barbermurphy.com



LOT INFORMATION



LOT #	ACREAGE	SF
25	2.0	87,120
27	1.3	56,628
31-35	6.8	296,208
60	13.0	566,280
50,51,59	10.4	453,024

LOT #	ACREAGE	SF
38-39	1.97	85,813
41	1.0	43,560
10,11,61	30.0+	1,321,912
8-9	1.3	56,628

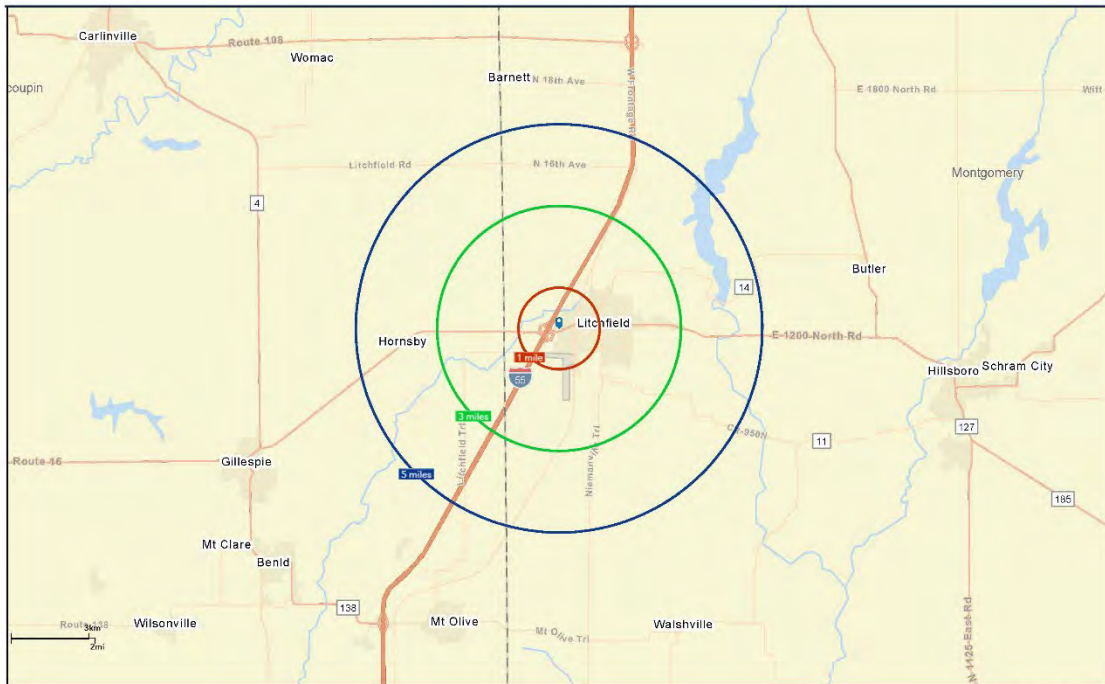
SALE PRICE
\$1.95/SF Individual Lot Pricing
\$0.75/SF Bulk Pricing

PROPERTY SUMMARY

- Total of 66 Acres of Developable Land with 18 Lots
- Situated directly between St. Louis, MO and Springfield, IL
- Join multiple Restaurant/Hotel Chains and National Retailers including: Walmart, Aldi, Dollar Tree
- Excellent Access and Visibility off I-55 (Exit 52) – 25,600 ADT
- Zoned C-2 Commercial
- Located in a TIF District
- Enterprise Zone Incentives Available

ABOUT LITCHFIELD

- 1,400 Acre Recreational Lake
- Community College
- Full-Service Hospital
- Municipal Airport



August 03, 2022



POPULATION

1 MILE: 2,151
3 MILES: 6,903
5 MILES: 8,192



HOUSEHOLDS

1 MILE: 909
3 MILES: 2,877
5 MILES: 3,376



MEDIAN HH INCOME

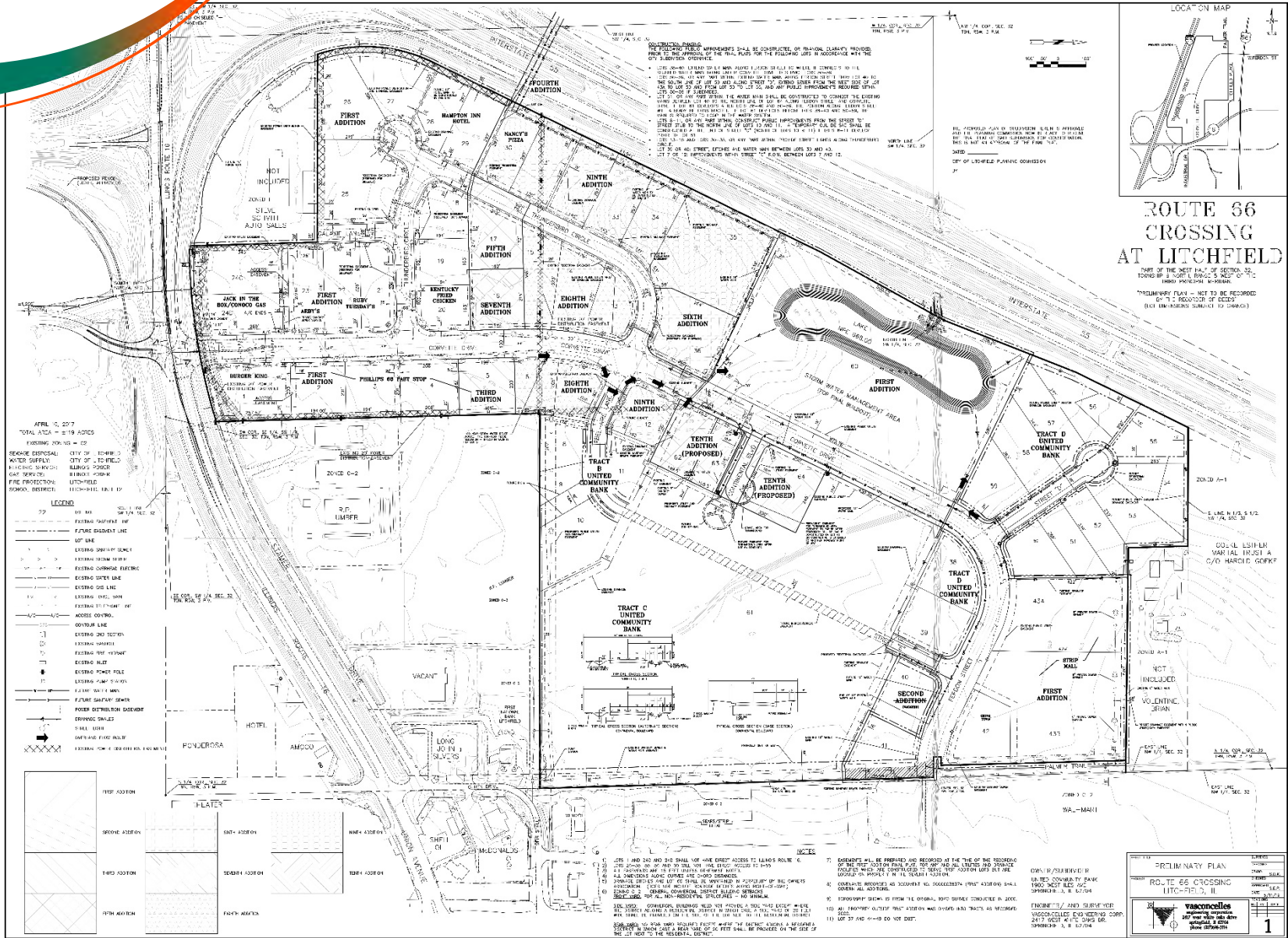
1 MILE: \$44,518
3 MILES: \$42,501
5 MILES: \$46,832



AVERAGE HH INCOME

1 MILE: \$54,130
3 MILES: \$57,160
5 MILES: \$61,757

UTILITY MAP



Listing No: 2584

Total Acres Available: 66.00
Min Divisible Acres: 1.00

Land

Route 66 Crossing
 Corvette Dr
 Litchfield, IL 62056

LAND MEASUREMENTS:

Acres: 66.00
Frontage: 2,500 FT
Depth: 1,800 FT
Subdivide Site: Yes

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre:
Sale Price/SF: \$1.95

TRANSPORTATION :

Interstate: I-55
Rail: No
Barge: No
Airport: Litchfield Municipal



LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

Parcel No:	Multiple - See Comments in Brochure	TIF:	Yes	Property Tax:	
County:	Montgomery	Enterprise Zone:	Yes	Tax Year:	
Zoning:	C2	Survey:	Yes	Traffic Count:	11,000
Zoning By:	City	Environmental:		Topography:	Flat
Complex:		Archaeological:			

Comments

66 Acres for sale in main retail corridor. Surrounded by existing local and national retailers. Parcel numbers include: 10-32-100-010, 10-32-100-014, 10-32-100-015, 10-32-300-030, 10-32-300-032, 10-32-300-035, 10-32-301-001, 10-32-351-003, 10-32-357-002

UTILITY INFORMATION

Water Provider:	City of Litchfield	Service:	Location:	On Site
Sewer Provider:	City of Litchfield	Service:	Location:	On Site
Gas Provider:		Service:	Location:	
Electric Provider:		Service:	Location:	
Telecom Provider:		Service:	Location:	

Listing Broker(s)

Terry Johnson Office: (618) 277-4400 terryj@barbermurphy.com Cell: (618) 977-8367	Carter Marteeny CCIM Office: (618) 277-4400 carterm@barbermurphy.com Cell: (618) 304-3917
--	--

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.