FOR SALE

COMMERCIAL DEVELOPMENT SITES

ROUTE 66 CROSSING, LITCHFIELD, IL 62056





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

Terry Johnson C: 618.977.8367 TerryJ@barbermurphy.con Carter Marteeny C: 618.304.3917 Carter M@barbermurphy.com









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

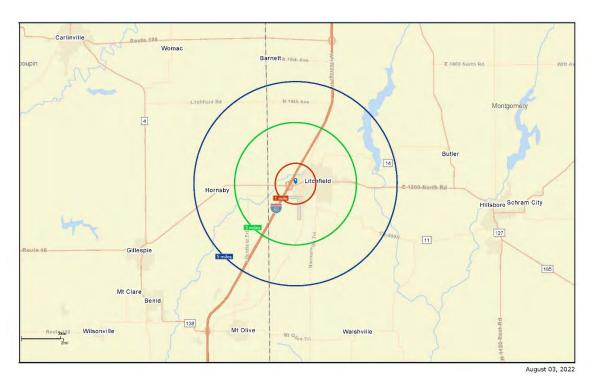
SALE PRICE

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

BARBERMURPHY

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





POPULATION

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



MEDIAN HH INCOME

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



ABOUT LITCHFIELD

Community College

Full-Service Hospital

Municipal Airport

1,400 Acre Recreational Lake

HOUSEHOLDS

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



AVERAGE HH INCOME

1 MILE: \$54,130 3 MILES: \$57,160 5 MILES: \$61,757 UTILITY **MAP** NO. TREATING. PRICEIDS MERCALERES SHALL BE CONSTRUCTED, OF REAVOIR CLEARANY PROVIDED FROM ST. THE JUMPHOOD OF THE TRAL PLUTS FOR THE FOLLOWING LOTS IN ACCORDANCE WITH THE OTT SLEENINGS OFFICERS. AND THE STATE OF T CITY OF LITCHPIELD PLYNNING COUNTS OF ROUTE 66 CROSSING AT LITCHFIELD Ser Marie APRIL 10, 2017 TOTAL AREA = ±119 AGRES action of the ATE: -5. LNE. N 1/3, S 1/2. . W 1/4, 850 32 FUTURE EASONENT LINE THE PARTY - FO ONE BASINESS CHECK LOT UNE EXSTRE SHARKET SEMEN EXSTRE CAPENDAD ELECTRE - EXSTING WATER UNE 55 COR, SW 1/4 SEC. 32 CONTOUR LINE EXCISE ON SECTION EXCISE DAMPEL EXCISE THE HYDRAT EXSTRO NUET INCLUDED 100 000C 000 N 1/4 DR VIC 45 THEATER SECOND ADDITION PROLIMINARY PLAN OWNER/SUBDIVIDER ROUTE 66 CROSSING UTCHFIELD, IL Vasconcelles

Wasconcelles

Wasconcelles

Wasconcelles

Wasconcelles

Wasconcelles

Wasconcelles

Wasconcelles

Wasconcelles

Wasconcelles PROPERTY OUTSIDE THAT ADDITION WAS DIVIDED INTO TRACES AS RECEIPED. FRITH ADDITION



Listing No: 2584

Land

Route 66 Crossing Corvette Dr Litchfield, IL 62056

SALE INFORMATION:

For Sale: Yes

Sale Price/Acre:

Sale Price:

Sale Price/SF: \$1.95

LEASE INFORMATION:

For Lease: No

Lease Rate: Lease Term:

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,

10-32-100-010, 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

Total Acres Available: 66.00 Min Divisible Acres: 1.00

LAND MEASUREMENTS:

 Acres:
 66.00

 Frontage:
 2,500 FT

 Depth:
 1,800 FT

 Subdivide Site:
 Yes

TRANSPORTATION:

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



PROPERTY INFORMATION:

Parcel No: Multiple - See Comments in Brochure

County: Montgomery

Zoning: C2

Zoning By: City

Complex:

Enterprise Zone: Yes Tax Year:

Survey: Yes

Environmental: Traffic Count: 11,000
Archaeological: Topography: Flat

Yes

Property Tax:

UTILITY INFORMATION

Water Provider:City of LitchfieldService:Location:On SiteSewer Provider:City of LitchfieldService:Location:On Site

Gas Provider:

Electric Provider:

Telecom Provider:

Service:

Service:

Location:

Service:

Location:

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

TIF:

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.