



ROUTE 66 CROSSING - COMMERCIAL DEVELOPMENT SITES

CORVETTE DR., LITCHFIELD, IL 62056

BARBERMURPHY
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ALL AVAILABLE PARCELS

LOTS 10,11,61: 30+ ACRES / 1,321,912 SF
 LOTS 8-9: 1.3 ACRE / 56,628 SF
 LOT 27: 1.3 ACRES / 56,628 SF
 LOT 34: 1.0 ACRES / 43,560 SF
 LOT 35: 2.83 ACRES / 123,275 SF

LOT 41: 1.0 ACRES / 43,560 SF
 LOTS 50,51,59: 10.4 ACRES / 453,024 SF
 LOT 60: 13.0 ACRES / 566,280 SF

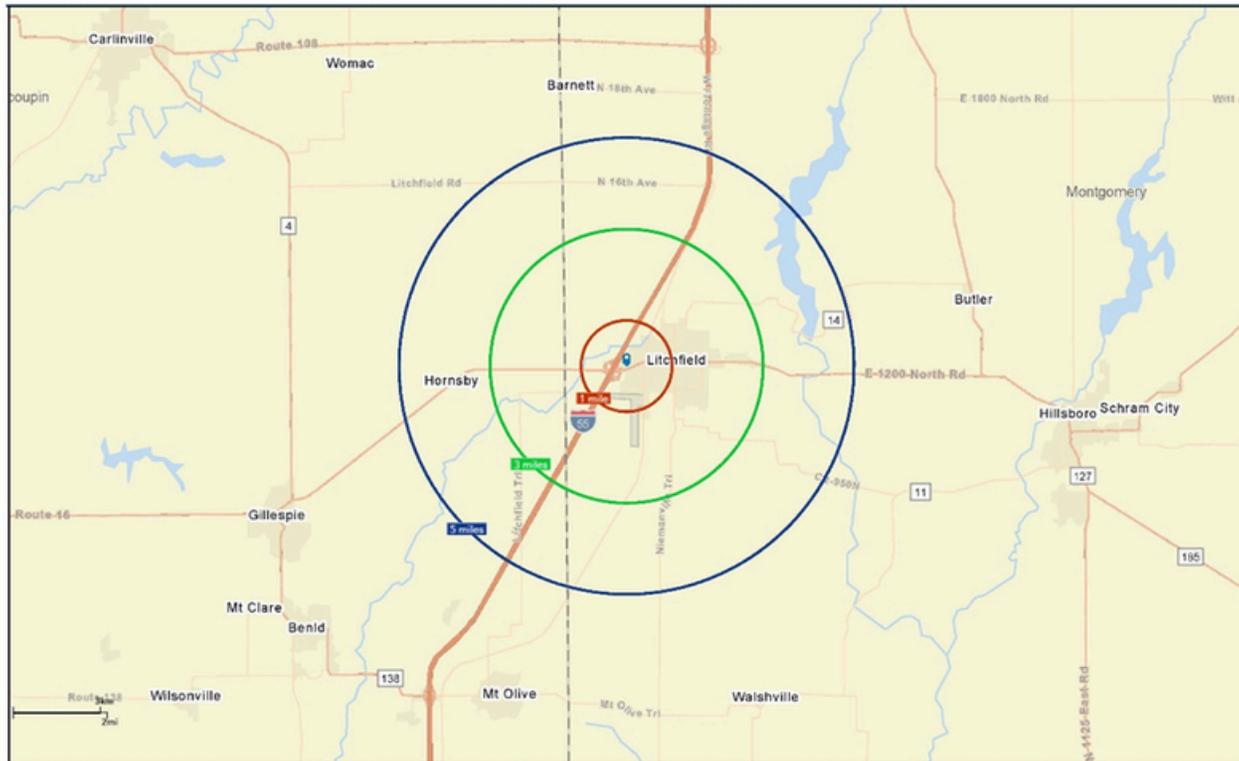
SALE PRICE:
\$1.95/SF INDIVIDUAL LOT PRICING
\$0.75/SF BULK PRICING

PROPERTY / AREA SUMMARY

- Total of 60+ Acres of Developable Land
- Situated directly between St. Louis, MO and Springfield, IL
- Join multiple Restaurant/Hotel Chains and National Retailers including: Walmart, Huddle House, McDonalds, Hampton Inn, Holiday Inn Express and Baymont Inn & Suites
- 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



AVGERAGE HH INCOME:

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

LAND PROPERTY SUMMARY

ROUTE 66 CROSSING - CORVETTE DR., LITCHFIELD, IL 62056

LISTING # 2584

LOCATION DETAILS:

Parcel #: Multiple - See Comments in Brochure
County: IL - Montgomery
Zoning: C2 - City

PROPERTY OVERVIEW:

Lot Size: 60.83 Acres
Min Divisible Acres: 1
Max Contig Acres: 30
Frontage: Varies per Lot
Depth: Varies per Lot
Topography: Flat
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-55
Airport Access: Litchfield Municipal

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 26,500 (I-55)



SALE INFORMATION:

Sale Price - \$/SF (Land): \$1.95/SF - Individual Lot Pricing
\$0.75/SF - Bulk Pricing

UTILITY INFO:

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

PROPERTY DESCRIPTION:

Multiple Development Sites for sale in main retail corridor. Zoned C-2 Commercial. Located in a TIF District & Enterprise Zone, Incentives Available.

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