

2.0 ACRE COMMERCIAL DEVELOPMENT SITE

FOR
SALE

THUNDERBIRD CIRCLE, LITCHFIELD, IL 62056



BARBERMURPHY

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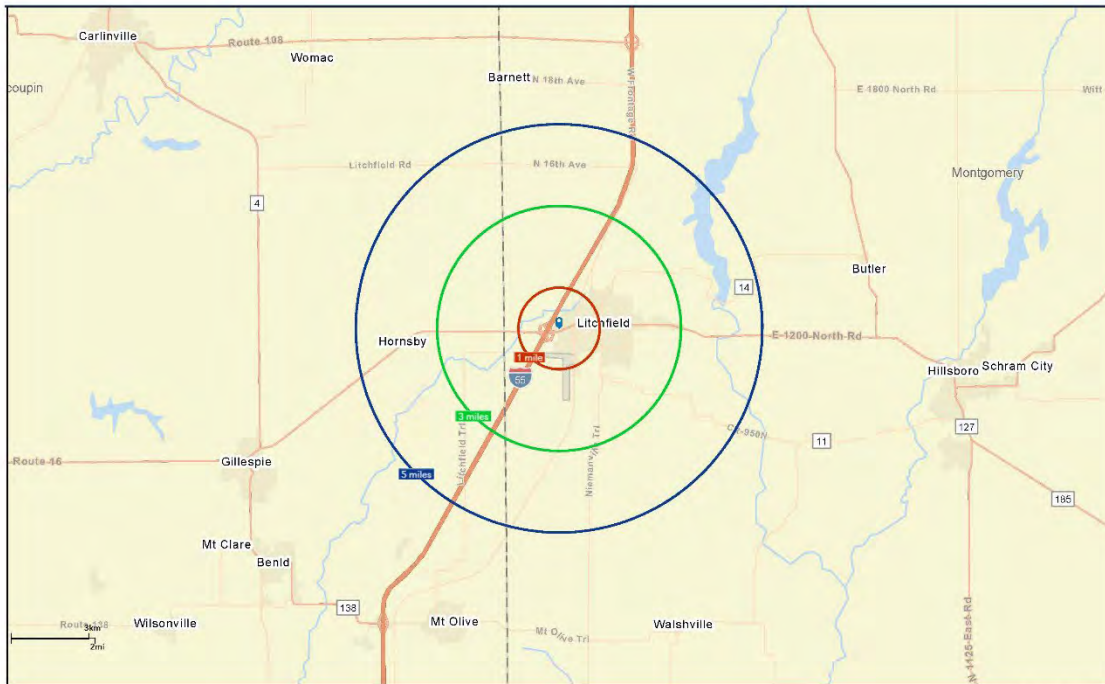


PROPERTY SUMMARY

- 2.0 Acre Development Site
- 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

AREA MAP



Listing No: 2660

Total Acres Available: 1.96

Min Divisible Acres: 1.96

Land

Lot 25 Litchfield
Thunderbird Cr
Litchfield, IL 62056

LAND MEASUREMENTS:

Acres: 1.96
Frontage: 300 FT
Depth: 330 FT
Subdivide Site: No

SALE INFORMATION:

For Sale: Yes
Sale Price: \$225,000
Sale Price/Acre: \$112,500
Sale Price/SF:

TRANSPORTATION :

Interstate: I-55
Rail: N/A
Barge: N/A
Airport: Litchfield Municipal



LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 10-32-351-005	TIF: Yes	Property Tax:
County: Montgomery	Enterprise Zone: Yes	Tax Year:
Zoning: C2	Survey: No	
Zoning By: City of Litchfield	Environmental: No	Traffic Count: 7,600
Complex:	Archaeological: No	Topography: Flat

Comments

~2 Acre site off I-55 available for development. Adjacent city sportsplex development going in across the street.

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)

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