2.0 ACRE COMMERCIAL DEVELOPMENT SITE



BARBERMURPHY

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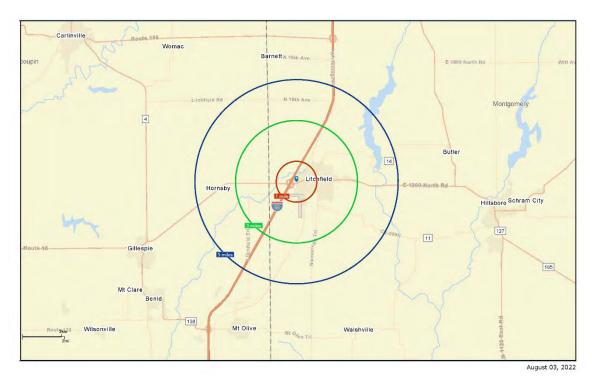


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

PROPERTY SUMMARY

LITCHFIELD, IL

- 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



HOUSEHOLDS

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

POPULATION



MEDIAN HH INCOME

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



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



AREA MAP



LITCHFIELD, IL

BARBERMURPHY

BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

Listing No:	2660	Total Acres Available: Min Divisible Acres:
Land		LAND MEASUREMENTS:
		Acres:
Lot 25 Litchfield Thunderbird Cr Litchfield, IL 62056		Frontage:
		Depth:
		Subdivide Site:
SALE INFORMATION.		TRANSPORTATION :

Airport:

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

LEASE INFORMATION:	
For Lease:	No
Lease Rate:	
Lease Term:	

Comments

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

Min Divisible Acres:	1.96
LAND MEASUREMENTS:	
Acres:	1.96
Frontage:	300 FT
Depth:	330 FT
Subdivide Site:	No
TRANSPORTATION :	
Interstate:	I-55
Rail:	N/A
Barge:	N/A

1.96

Litchfield Municipal



Parcel No:	10-32-351-005	TIF:		Yes	Property Tax:		
County:	Montgomery	Enterprise Z	Cone:	Yes	Tax Year:		
Zoning:	C2	Survey:		No			
Zoning By:	City of Litchfield	Environmer	ital:	No	Traffic Count:	7,600	
Complex:	Archaeological:		ical:	No	Topography:	Flat	
UTILITY INFO	ORMATION						
Water Provider:	:	City of Litchfield	Service:		Location:	On Site	
Sewer Provider	:	City of Litchfield	Service:		Location:	On Site	
Gas Provider:			Service:		Location:		
Electric Provide	er:		Service:		Location:		
Telecom Provid	lor:		Service:		Location:		

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