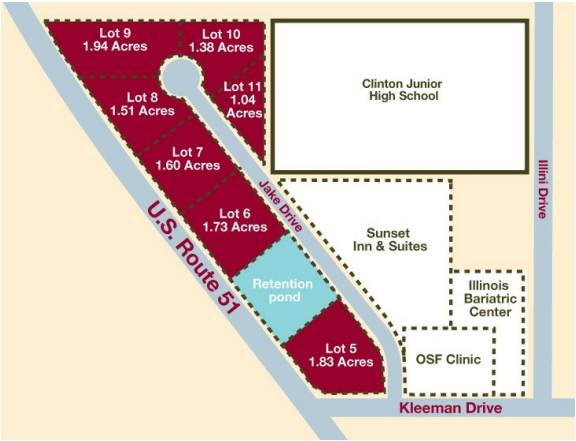


**Douglas Commercial Park - Lot #7**  
US Rt. 51/Kleemann Drive | Clinton, IL | US | DeWitt County  
Available Acres: 1.6 | Sale Price: \$18,000



Zoning:	Commercial
Within City Limits:	Yes
Specialty Features:	None
Sale Price:	\$18,000
Sale Price Note:	\$18,000 per acre
Last Updated:	Jun 27, 2023


**Economic Development Contact**  
City of Clinton  
118 W. Washington St.  
Clinton, IL 61727  
(217) 935-6552

**Realtor/Owner Contact**  
Douglas Commercial Park  
217-935-4140

Property and Area Description


This parcel is part of a group of 7 total lots in a new commercial development on Clinton, Illinois west side. High traffic volume of 10.5k cars p/day, highly visible, with city services. This property is zoned commercial.

Population

	12,979	83,366	316,067
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	5,705	36,453	134,172
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

**Nearest Highway:** US Highway 51, Clinton, Illinois (0.00 mi.)  
**Nearest Interstate:** Interstate 72, 74, 55 (20.00 mi.)  
**Nearest Airport:** Decatur Airport/CIRA Bloomington-Normal (22.00 mi.)  
**Nearest Commercial Airport:** Champaign/Urbana (CMI), (DEC) 28 miles (24.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Unknown  
**Rail Infrastructure in Place:** No

Utilities

**Electric:** Ameren Illinois  
**Natural Gas:** Ameren Illinois  
**Water:** City of Clinton  
**Sewer:** City of Clinton