



Zoning:	Agriculture
Topography:	Flat
Setting:	Other
Within City Limits:	Yes
Sale Price Note:	Negotiable
Last Updated:	Nov 24, 2020

Economic Development Contact

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Property and Area Description

This 47.50 Acre tract of land is located on Springfield's Northeast side. This area has seen a significant increase in retail business and is quickly becoming a retail hub for Northeast Springfield and surrounding communities. Visibility from this site to I-55 is excellent and is ideal for users requiring high visibility on multiple acres of land. Access to the property will be at a new signalized intersection. Entire property is Zoned B-1 and ALL Utilities to site. 32,000 Average Daily Traffic Count on I-55 along with 23,000 range Daily Traffic Count on North Dirksen In addition, a 2.2 Acre lot is available directly across from the entrance on the west side of Dirksen Parkway.

Population

	152,126	208,106	270,176
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	68,049	90,752	116,633
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: IL 29 & IL 4 (1.00 mi.)
Nearest Interstate: I 55 (1.00 mi.)
Nearest Airport: Abraham Lincoln Capital Airport (5.00 mi.)
Nearest Commercial Airport: Abraham Lincoln Capital Airport (5.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: Unknown

Utilities

Electric: City Water Light and Power
Natural Gas: Ameren Illinois
Water: City Water Light and Power
Sewer: Springfield Metro Sanitary District

Property Images

