

RETAIL
LAND

Foxx Creek Lots Chatham, IL 62629 FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



Foxx Creek Lots Chatham, IL 62629

PRICE

\$449,990

LOT SIZE

1.12 AC – 6.12 AC

ZONING

B-1 & B-2

TAX PIN

See Details on Page 2

RE TAXES

\$34.82 – \$7,356.84

PROPERTY DESCRIPTION

Commercial lots available; Springfield's most affluent suburb. Residential and commercial development is ongoing in the immediate area of the subject.

AREA DESCRIPTION

These lots are west of Route 4 in Chatham's highest vehicle and foot traffic area. They are located near the intersection of Route 4 and Independence Boulevard, south of the Route 4 and Plummer intersection. The Jason Place lots include Route 4 frontage in front of Foxx Creek Plaza. Traffic counts are strong, ranging from 14,900-17,400 vehicles per day. Retail and commercial neighbors include County Market, Dollar General, Walgreens, Goodwill, Snap Fitness, Pizza Hut, Casey's, Arby's, and AT&T.



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FOR SALE



Detail Sheet – Foxx Creek Lots

Lot #	Tax ID	Zoning	Acres	Dimensions	\$PSF	Price
150	28010432006	B-1	6.12	900' x 279'	\$1.69	\$449,990
115A	28010432005	B-2	3.24	312' x 342'	\$2.69	\$379,990
115C	28010432007	B-2	1.12	350' x 260'	\$8.19	\$399,990
114B	28010476004	B-1	2.14	220' x 419'	\$3.97	\$369,990
114A	28010476009	B-2	3.93	460' x 643'	\$2.34	\$399,990

Demographics – Foxx Creek Lots

<u>Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,407	17,010	27,633
# of Households	3,181	6,512	11,001
Average Age	38.5	39.7	40.8
Average Household Income	\$107,290	\$117,545	\$119,275



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