

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

3120 & 3240 Horizon Dr
Springfield, IL 62703

**Development Opportunity
Near Interstate 55 & 72 For
Sale**

- Prime Commercial Site
- High Visibility
- High Traffic Count
- Proximate to Hotels,
Restaurants, Large Workforce
- Additional Land Included

BLAKE PRYOR

Vice President

O: 217.547.6650

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bpryor@cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

Springfield, IL
217-547-6650

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USE AGREEMENT



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Investment Summary (“CIS”) is provided by Coldwell Banker Commercial Devonshire Realty (“CBCDR”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

OVERVIEW



**COLDWELL BANKER
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Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer this Development Opportunity near Interstate 55 & 72 in Springfield, IL.

Subject Property is a 1.2-acre prime commercial site that backs up to Interstate 55/72. The site is a development opportunity in a hospitality park that is proximate to several nationally-recognized hotels, restaurants, and end-user categories, providing ideal traffic to Horizon Dr. There are two State of Illinois employment agencies that supply a large workforce to the area. There is an additional ½ acre lot near the site included in the offering and could serve as additional parking.

Subject Property is located between S. Dirksen Pkwy and Interstate 55/72 on the southeast side of Springfield. It has visibility from Dirksen Parkway (12,300 AADT) and Interstate 55/72 (52,400 AADT). It is minutes away from multiple interchanges on Interstate 55 and 72. Nearby businesses include several upscale hotels brands, such as IHG, Marriott, and Wyndham, and popular restaurants such as Red Lobster, Smokey Bones, Hooters, Applebee's, IHOP, McDonald's, and Starbucks. The Illinois Dept of Transportation (IDOT) and Illinois Secretary of State (SOS) are the major employers in the area. Also, there is shopping, entertainment, and many other amenities near the site.

Springfield is the capital of Illinois. It is located in central Illinois and is accessed by both Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield.

**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

Springfield, IL
217-547-6650

PROPERTY INFORMATION

ADDRESS	3120 & 3240 Horizon Dr, Springfield, IL 62703
ASK PRICE	\$225,000
LOT SIZE (ACRES)	1.70 AC (Total)
TAX PIN	22-12.0-127-066 & 22-12.0-127-060
ZONING	B-1, Highway Business District



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AERIAL



**COLDWELL BANKER
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FINAL PLAT BI-PETRO OFFICE PARK SUBDIVISION PLAT NO. 2

LEGAL DESCRIPTION

PART OF TRACTS 1, 2, 3, 4, 5 AND 6 OF CHARLES S. WAINLESS' SURVEY OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON PIPE MARKING THE NORTHEAST CORNER OF LOT 4 IN BI-PETRO OFFICE PARK SUBDIVISION PLAT NO. 1, THENCE NORTH 88 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF THE AFORESAID TRACT 6 A DISTANCE OF 564.29 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF F.A.I. 55, THENCE SOUTH 09 DEGREES 19 MINUTES 22 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 201.84 FEET TO AN IRON PIPE, THENCE SOUTH 06 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 166.85 FEET TO AN IRON PIPE, THENCE SOUTH 09 DEGREES 23 MINUTES 43 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 703.10 FEET TO AN IRON PIPE ON THE SOUTH LINE OF THE AFORESAID TRACT 1, THENCE SOUTH 88 DEGREES 58 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT 1 A DISTANCE OF 451.64 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 370.00 FEET TO AN IRON PIPE, THENCE NORTH 88 DEGREES 57 MINUTES 53 SECONDS EAST A DISTANCE OF 171.99 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 285.00 FEET TO AN IRON PIPE, THENCE NORTH 88 DEGREES 57 MINUTES 53 SECONDS EAST A DISTANCE OF 25.81 FEET TO A POINT, THENCE NORTH 01 DEGREES 02 MINUTES 07 SECONDS WEST A DISTANCE OF 50.00 FEET TO AN IRON PIPE, THENCE NORTH 16 DEGREES 20 MINUTES 38 SECONDS WEST A DISTANCE OF 334.21 FEET TO AN IRON PIPE, THENCE NORTH 55 DEGREES 38 MINUTES 49 SECONDS WEST A DISTANCE OF 49.13 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 10.729 ACRES, MORE OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS. BASIS OF BEARING IS NORTH 88 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF LOT 4 OF BI-PETRO OFFICE PARK SUBDIVISION PLAT NO. 1.

EXIST. SANITARY SEWER EASEMENT

- N 29°07'33" W - 35.89'
- N 77°21'18" W - 99.47'
- N 21°31'49" W - 147.70'
- N 37°51'38" E - 125.49'
- N 07°11'56" W - 149.43'

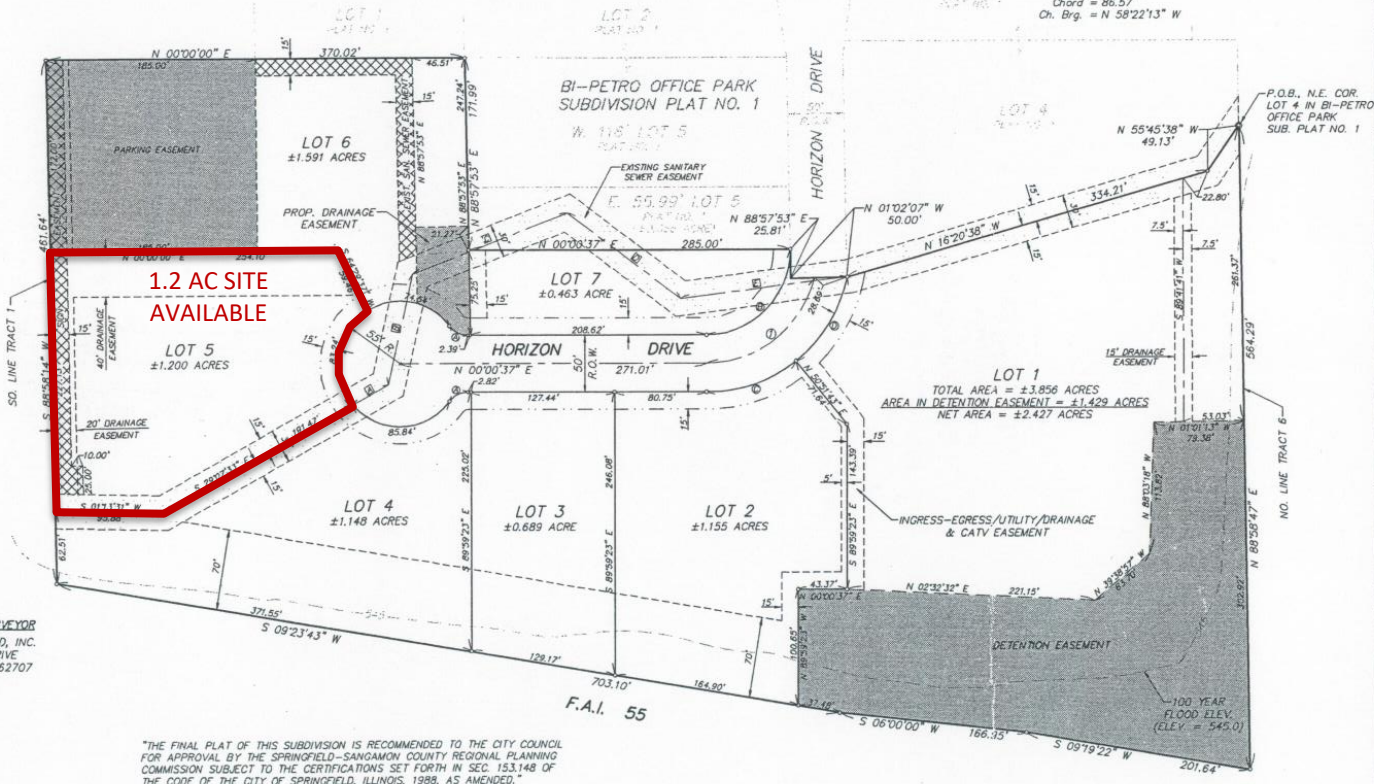
TOTAL AREA TO BE DEVELOPED = ±10.729 ACRES

OWNER / DEVELOPER
BI-PETRO INC.
3180 ADLOFF LANE
P.O. BOX 19246
SPRINGFIELD, ILLINOIS 62794-9246
CONTACT PERSON . LARRY SWEAT
(217) 529-0131

ENGINEER / LAND SURVEYOR
GREENE AND BRADFORD, INC.
3501 CONSTITUTION DRIVE
SPRINGFIELD, ILLINOIS 62707
(217) 793-8844

OFFICERS OF BI-PETRO, INC.
JOHN F. HOMEIER - PRESIDENT
SKIPPY G. HOMEIER - VICE-PRESIDENT
JOHN C. HOMEIER - ASST. SECRETARY
LAWRENCE A. SWEAT - TREASURER
CHARLES R. WOODS - SECRETARY

I DO HEREBY CERTIFY THAT IN THE MONTH OF FEBRUARY, 1998 I MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THE FOREGOING PLAT CORRECTLY REPRESENTS THE RESULTS OF SAID SURVEY.



"THE FINAL PLAT OF THIS SUBDIVISION IS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL BY THE SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION SUBJECT TO THE CERTIFICATIONS SET FORTH IN SEC. 153.148 OF THE CODE OF THE CITY OF SPRINGFIELD, ILLINOIS, 1989, AS AMENDED."

DATE _____ SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION EXECUTIVE DIRECTOR

DATE _____ MAYOR, CITY OF SPRINGFIELD

NOTE: NO LOT SHALL HAVE DIRECT ACCESS ONTO F.A.I. ROUTE 55.
NOTE: ALL DIMENSIONS ALONG CURVED LINES ARE CHORD DIMENSIONS.

"A PART OF THIS FINAL PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY."

CURVE DATA ①
Δ = 75°25'02"
R = 100.00'
L = 131.63'
Chord = 122.33'
Ch. Brg. = S 37°41'54" E

CURVE DATA ②
Δ = 53°07'48"
R = 20.00'
L = 18.55'
Chord = 17.89'

CURVE DATA ③
Δ = 90°11'01"
R = 75.00'
L = 118.05'
Chord = 106.24'
Ch. Brg. = S 45°04'45" E

CURVE DATA ④
Δ = 39°27'23"
R = 125.00'
L = 86.08'
Chord = 84.39'
Ch. Brg. = N 18°22'56" W

CURVE DATA ⑤
Δ = 40°31'12"
R = 125.00'
L = 88.40'
Chord = 85.57'
Ch. Brg. = N 58°22'13" W

DATE	BY	REVISIONS
07/14/98	JESSEN	AS PER CITY ENGINEER'S REVIEW
	CRAM	AS PER CITY ENGINEER'S REVIEW
	TOHELLA	AS PER OWNER'S REQUEST (DEFINITION)
	HUMPHREY	AS PER OWNER'S REQUEST (DEFINITION)

GREENE & BRADFORD, INC.
OF SPRINGFIELD
3501 CONSTITUTION DRIVE
SPRINGFIELD, ILLINOIS 62707
(217) 793-8844, (217) 793-8227 FAX

FINAL PLAT
BI-PETRO OFFICE
PARK SUBDIVISION
PLAT NO. 2

PROJ. NO.	96-331
FIELD BOOK	FILE
COUNTY FILE NO.	96-331FP-50
SHEET NO.	

SURVEY



**COLDWELL BANKER
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OWNER: BI PETRO INC.
TAX I.D. NO.: 22-12-127-054 &
22-12-127-062
TOWNSHIP: CAPITOL
FIELDWORK COMPLETED: 07-12-05
BASIS OF BEARING: ASSUMED MERIDIAN

PLAT OF SURVEY

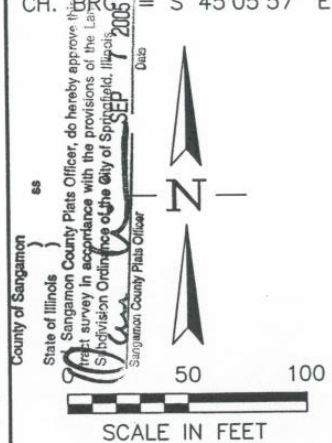
PARCEL 1 LEGAL DESCRIPTION

PART OF LOT 7 OF BI PETRO OFFICE PARK PLAT 2 AND PART OF LOT 5 OF BI PETRO OFFICE PARK PLAT 1 DESCRIBED MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT AN IRON PIPE MARKING THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 7, THENCE SOUTH 88 DEGREES 56 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 7 AND LOT 5 A DISTANCE OF 131.32 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 01 MINUTES 23 SECONDS EAST A DISTANCE OF 110.14 FEET TO AN IRON PIPE, THENCE NORTH 89 DEGREES 37 MINUTES 28 SECONDS EAST A DISTANCE OF 131.29 FEET TO AN IRON PIPE ON THE WEST LINE OF HORIZON DRIVE, THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 108.59 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 14,358 SQUARE FEET, MORE OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS.
BASIS OF BEARING IS SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF HORIZON DRIVE.

PARCEL 2 LEGAL DESCRIPTION

PART OF LOT 7 OF BI PETRO OFFICE PARK PLAT 2 AND PART OF LOT 5 OF BI PETRO OFFICE PARK PLAT 1 DESCRIBED MORE PARTICULARLY AS FOLLOWS:
COMMENCING AT AN IRON PIPE MARKING THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 7, THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF HORIZON DRIVE A DISTANCE OF 108.59 FEET TO AN IRON PIPE MARKING THE TRUE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 37 MINUTES 28 SECONDS WEST A DISTANCE OF 131.29 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 01 MINUTES 23 SECONDS EAST A DISTANCE OF 174.88 FEET TO AN IRON PIPE, THENCE NORTH 88 DEGREES 58 MINUTES 03 SECONDS EAST A DISTANCE OF 55.97 FEET TO AN IRON PIPE MARKING THE BEGINNING OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE SOUTHEASTERLY 118.09 FEET ALONG SAID CURVE HAVING A LONG CHORD THAT BEARS SOUTH 45 DEGREES 05 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 106.27 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST A DISTANCE OF 100.01 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 21,795 SQUARE FEET, MORE OR LESS, ALL IN THE COUNTY OF SANGAMON, STATE OF ILLINOIS.
BASIS OF BEARING IS SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST ALONG THE WEST LINE OF HORIZON DRIVE.

CURVE DATA ①
 $\Delta = 90^{\circ}12'57''$
 $R = 75.00'$
 $L = 118.09'$
 $T = 75.28'$
 CHORD = 106.27'
 CH. BRG. = S 45°05'57" E



LEGEND

MAG NAIL
IRON PIPE

S.W. COR. LOT 7 - S 88°56'47" W
131.32' MEAS.
P.O.B. 1, S.E. COR. LOT 7, PLAT 2,
BI-PETRO OFFICE PARK SUBDIVISION



EXPIRES: 11/30/06

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Richard Tonello
ILLINOIS PROFESSIONAL LAND SURVEYOR # 2590

7-12-05
DATE SIGNED

REVISIONS	DATE	BY
	7-12	



GREENE & BRADFORD, INC.
OF SPRINGFIELD

CONSULTING ENGINEERS
3501 CONSTITUTION DRIVE
SPRINGFIELD, ILLINOIS 62711
(217) 793-8844, (217) 793-6227 FAX
PROFESSIONAL LAND SURVEYING FIRM NO. 048-000098

DATE	6-10-05
DRAWN	McGAVA
PROJ. NO.	04-201.01
FIELD BOOK	HB-258
COMPUTER FILE NO.	0420101PS2.dwg
PLOT SCALE	1" = 50'

DEMOGRAPHICS

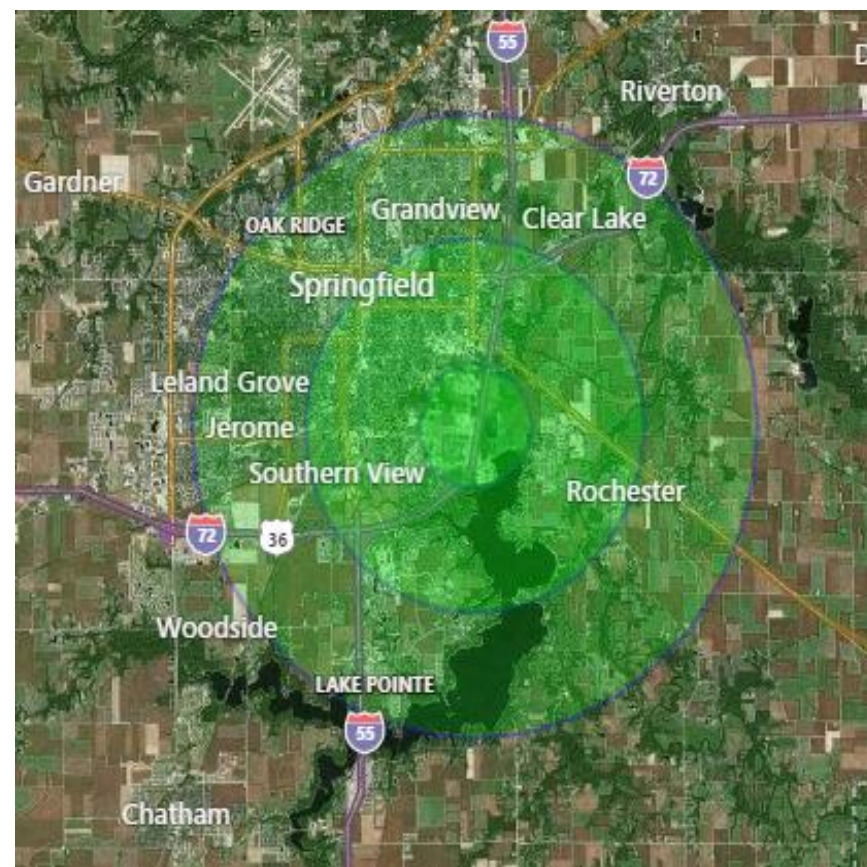


**COLDWELL BANKER
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REALTY

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population (Census)	2,620	36,509	99,682
2023 Population	2,566	36,380	99,544
2028 Population (Projected)	2,393	35,218	97,650

HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2023 Households	1,114	15,158	44,111
2028 Households (Projected)	1,031	14,645	43,214

INCOME	1-MILES	3-MILES	5-MILES
2023 Per Capita Income	\$20,990	\$27,347	\$31,967
2023 Median Household Income	\$35,892	\$52,019	\$57,644
2023 Average Household Income	\$48,338	\$65,633	\$72,138



CONTACT



**COLDWELL BANKER
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DEVONSHIRE
REALTY



BLAKE PRYOR

Vice President

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bpryor@cbsdr.com

CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor
Champaign, IL 61820

CBCDR.COM



PROPERTY HIGHLIGHTS

- Prime Commercial Site
- High Visibility
- High Traffic Count
- Proximate to Hotels, Restaurants, and Large Workforce
- Additional Land Included