



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

0.43-Acre Infill Site at a Major Springfield Intersection

\$90,000 (\$4.75 psf)

FOR SALE



1005 + 1019 W. Jefferson St

Springfield, IL 62702

0.43 AC

LAND

ASKING PRICE

\$90,000

TRAFFIC COUNT

12,000 AADT (W. Jefferson St)
11,800 AADT (W. Madison St)
7,500 AADT (N. MacArthur Blvd)
31,300 AADT

TAX PIN

14-28.0-354-011 & -013

LOT SIZE

0.43 AC (18,944 SF)

ZONING

S-2, Community
Shopping + Office
District & **I-1**, Light
Industrial District

RE TAXES

\$2,055.44

PROPERTY DESCRIPTION

0.43-acre commercial site consisting of two adjoining lots at a major Springfield intersection. The property offers visibility from three arterial roadways with combined traffic counts of approximately 31,300 vehicles per day: W. Jefferson Street, W. Madison Street, and N. MacArthur Boulevard. An existing curb cut on W. Jefferson Street provides site access. The property is well suited for a variety of small-scale retail, service, automotive, equipment rental, or commercial uses.

AREA DESCRIPTION

Located in an established commercial corridor surrounded by nearby residential neighborhoods, the site benefits from strong traffic exposure and convenient access. Nearby businesses and employment centers include Casey's, Valvoline, Dollar General, Harbor Freight, and the Illinois Department of Transportation's Division of Bridges and Structures.



BLAKE PRYOR

217.725.9518

bpryor@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
Springfield, IL
217-547-6650

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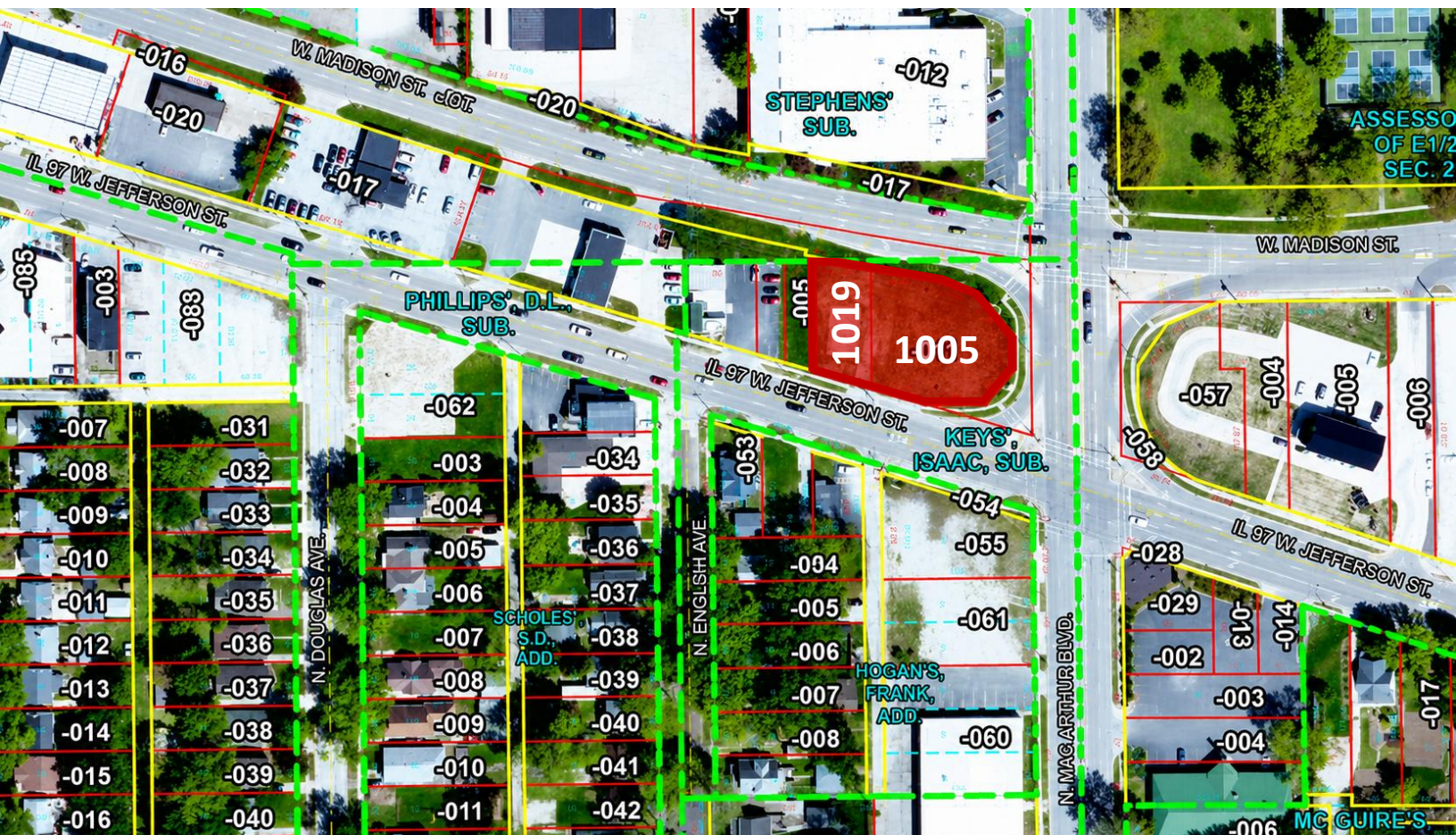
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PLAT MAP



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