# COMMERCIAL PAD SITE

1.01 Acres / 44,000 SF → $480,000 ($10.91 PSF) → Zoned B-1

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

## 3124 S. Dirksen Pkwy

Springfield, IL 62703

Dirksen Plaza Pad Site with Interstate 55/72 Visibility **For Sale**




**BLAKE PRYOR, CCIM**

Vice President

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# OVERVIEW

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## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to offer this 1.01-acre commercial development site long S. Dirksen Pkwy in southeast Springfield. Featuring approximately 140 feet of road frontage and backing up to Interstate 55/72, the property offers visibility to both local and interstate traffic. Annual average daily traffic counts of approximately 12,400 vehicles on Dirksen Pkwy and 57,000 vehicles on I-55/72, per the Illinois Dept of Transportation, underscore the site's exposure, while nearby interstate interchanges provide convenient connections throughout Springfield and the surrounding region.

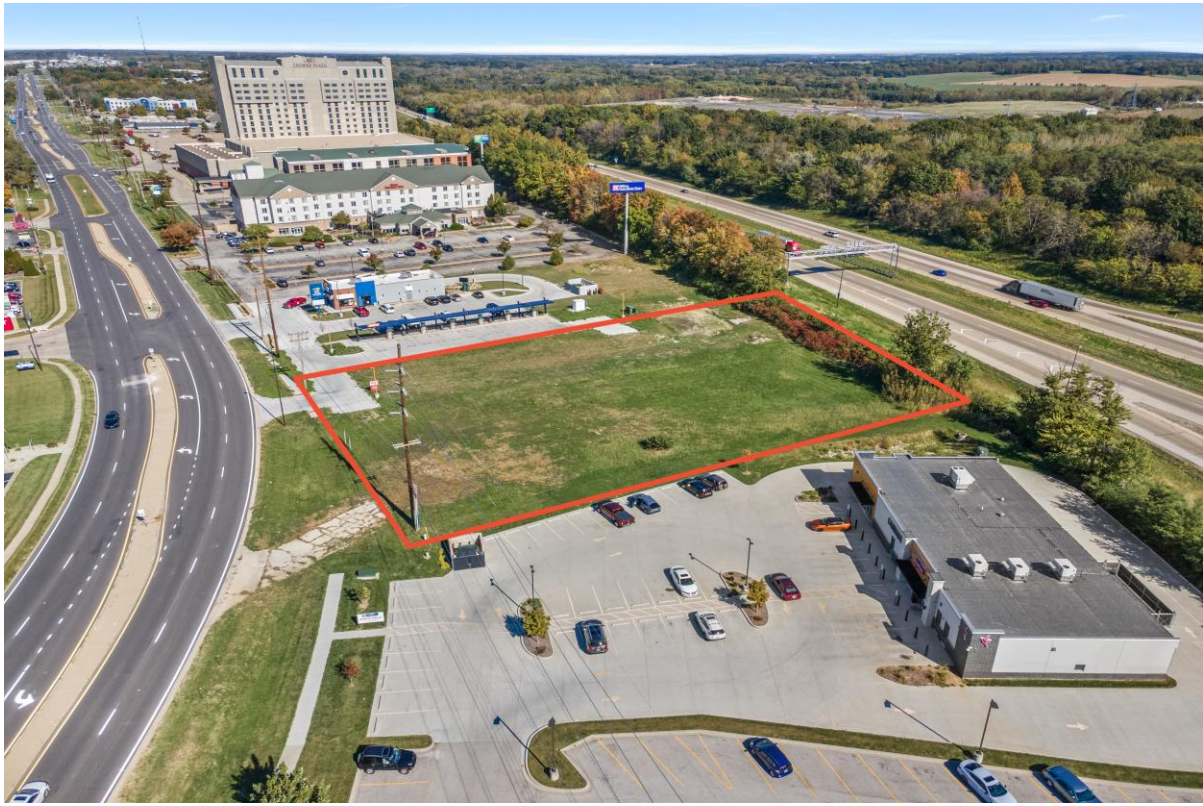
The site presents an opportunity for an owner-user or developer seeking a visible location within an established commercial corridor. Potential uses include retail, restaurant, and service-oriented development, subject to zoning and applicable approvals.

The surrounding area brings together hotels, restaurants, shopping, entertainment, and government offices. Nearby hotels include Crowne Plaza Springfield Convention Center and Hilton Garden Inn, while Starbucks, Panera Bread, and McAlister's Deli contribute to the corridor's dining options. Capital City Shopping Center and AMC Springfield 8 provide additional shopping and entertainment destinations.

Recent investment along the corridor includes Shangri-La Dispensary (2024), an IONNA EV fast-charging station (2025), and a newly constructed Long John Silver's restaurant (2026). Nearby Illinois Department of Transportation offices and the Illinois Secretary of State's Springfield Flagship Center further establish the area as a destination for employees and visitors.

## PROPERTY INFORMATION

| | |
|---|---|
| **ADDRESS** | 3124 S. Dirksen Pkwy, Springfield, IL 62703 |
| **ASK PRICE** | $480,000 ($10.91 PSF) |
| **LOT SIZE** | 1.01 AC \| 44,000 SF |
| **TAX PIN** | 22-12.0-326-018 |
| **RE TAXES** | $15,617.56 |
| **ZONING** | B-1, Highway Business Service District |



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# AERIAL MAP

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# EXTERIOR PHOTOS

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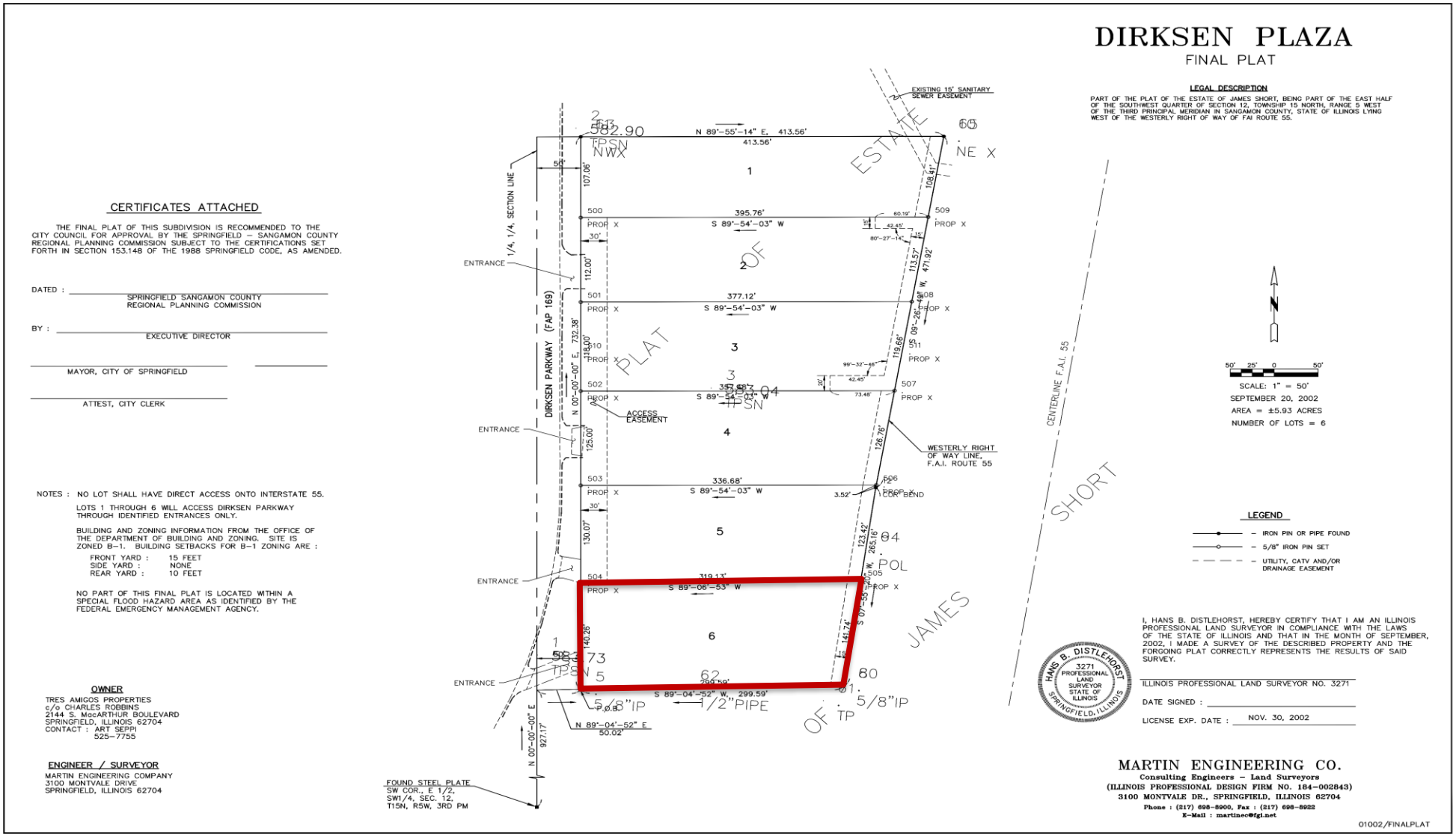
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# SURVEY

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

## 1.01 Acres | 44,000 SF → $480,000 ($10.91 PSF) → Zoned B-1



DIRKSEN PLAZA
FINAL PLAT

LEGAL DESCRIPTION
PART OF THE PLAT OF THE ESTATE OF JAMES SHORT, BEING PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, STATE OF ILLINOIS LYING WEST OF THE WESTERLY RIGHT OF WAY OF FAI ROUTE 55.

CERTIFICATES ATTACHED

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 SECTION 153.148 OF THE 1988 SPRINGFIELD CODE, AS AMENDED.

DATED : _____
SPRINGFIELD SANGAMON COUNTY REGIONAL PLANNING COMMISSION

BY : _____
EXECUTIVE DIRECTOR

_____
MAYOR, CITY OF SPRINGFIELD

_____
ATTEST, CITY CLERK

NOTES : NO LOT SHALL HAVE DIRECT ACCESS ONTO INTERSTATE 55.
LOTS 1 THROUGH 6 WILL ACCESS DIRKSEN PARKWAY THROUGH IDENTIFIED ENTRANCES ONLY.
BUILDING AND ZONING INFORMATION FROM THE OFFICE OF THE DEPARTMENT OF BUILDING AND ZONING. SITE IS ZONED B–1. BUILDING SETBACKS FOR B–1 ZONING ARE :
FRONT YARD : 15 FEET
SIDE YARD : NONE
REAR YARD : 10 FEET
NO PART OF THIS FINAL PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

OWNER
TRES AMIGOS PROPERTIES
c/o CHARLES ROBBINS
2144 S. MacARTHUR BOULEVARD
SPRINGFIELD, ILLINOIS 62704
CONTACT : ART SEPPI
525–7755

ENGINEER / SURVEYOR
MARTIN ENGINEERING COMPANY
3100 MONTVALE DRIVE
SPRINGFIELD, ILLINOIS 62704

SCALE: 1" = 50'
SEPTEMBER 20, 2002
AREA = ±5.93 ACRES
NUMBER OF LOTS = 6

LEGEND
– IRON PIN OR PIPE FOUND
– 5/8" IRON PIN SET
– UTILITY, CATV AND/OR DRAINAGE EASEMENT

I, HANS B. DISTLEHORST, HEREBY CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT IN THE MONTH OF SEPTEMBER, 2002, I MADE A SURVEY OF THE DESCRIBED PROPERTY AND THE FORGOING PLAT CORRECTLY REPRESENTS THE RESULTS OF SAID SURVEY.

HANS B. DISTLEHORST 3271 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS SPRINGFIELD, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3271
DATE SIGNED : _____
LICENSE EXP. DATE : NOV. 30, 2002

MARTIN ENGINEERING CO.
Consulting Engineers – Land Surveyors
(ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184–002843)
3100 MONTVALE DR., SPRINGFIELD, ILLINOIS 62704
Phone : (217) 698–8900, Fax : (217) 698–8922
E–Mail : martinec@fgi.net

01002/FINALPLAT


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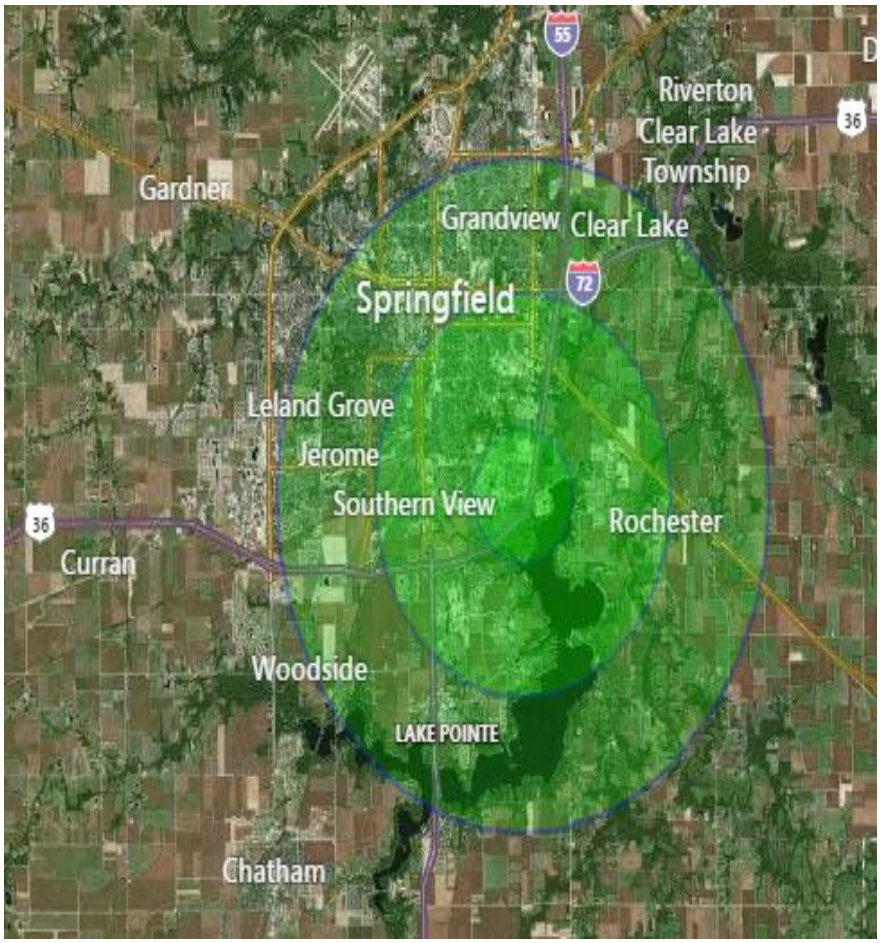
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# DEMOGRAPHICS

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

Courtesy of esri

| POPULATION | 1-MILES | 3-MILES | 5-MILES |
|---|---|---|---|
| 2020 Population (Census) | 3,467 | 34,036 | 97,899 |
| 2026 Population | 3,335 | 32,967 | 95,973 |
| 2031 Population (Projected) | 3,274 | 32,598 | 95,100 |
| **HOUSEHOLDS** | **1-MILES** | **3-MILES** | **5-MILES** |
| 2026 Households | 1,483 | 13,834 | 43,416 |
| 2031 Households (Projected) | 1,482 | 13,827 | 43,509 |
| **INCOME** | **1-MILES** | **3-MILES** | **5-MILES** |
| 2026 Per Capita Income | $32,429 | $36,643 | $41,343 |
| 2026 Median Household Income | $59,795 | $63,982 | $65,559 |
| 2026 Average Household Income | $69,544 | $85,860 | $91,403 |
| **BUSINESS** | **1-MILES** | **3-MILES** | **5-MILES** |
| 2026 Total Businesses | 236 | 1,524 | 4,691 |
| 2026 Employees | 3,590 | 26,287 | 96,101 |




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# CONTACT

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Vice President

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## CBCDR SPRINGFIELD OFFICE

**3109 Markwood Ln**

**Springfield, IL 62712**

**CBCDR.COM**



## PROPERTY HIGHLIGHTS

- 1.01 AC | 44,000 SF Pad Site
- 140’ Dirksen Pkwy Frontage
- 57,000 AADT I-55/72 Exposure
- Recent Natl & Regional Development
- Established Retail, Hotel, Restaurants
- 12,400 AADT Dirksen Pkwy Exposure




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