



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Mathers Rd. Commercial Development Land

Sale Price: \$3,990,000



FOR SALE

2800 Mathers Rd.

Springfield, IL 62711

76.50 AC

LAND

SALE PRICE

\$3,990,000

LOT SIZE

76.50 AC

TRAFFIC COUNTS

Mathers Rd – 28,400
AADT

ZONING

B-1 - Highway
Business Service
District; S-2 -
Community Shopping
and Office District;
OFF - Office District

TAX PIN

21-24.0-200-025
21-24.0-200-031

PROPERTY DESCRIPTION

This 76.5 acres of undeveloped Panther Creek land is prime commercial development land, mixed-zoned as Highway Business Service District (B-1), Community Shopping (S-2), and Office District (OFF). The site is comprised of two parcels, featuring nearly 1,000 feet of frontage along S Veterans Parkway. The site neighbors the Panther Creek Country Club including the popular Panther Creek residential subdivision. This site also benefits from over 28,000 vehicles daily and direct access off of the I72 interchange. Water, sewer, gas and electric services are all available to the site for future development of infrastructure. Existing currently, there is a water line at the northeast corner of the site at Mathers Rd, a single sanitary sewer line running east/west through the southern third, and power lines run along the north and south property line.

AREA DESCRIPTION

The subject property is located generally southwest of the intersection of Interstate 72 and State Highway 4 or S. Veterans Parkway. Springfield is accessed from surrounding regions primarily by Interstate 72 and Interstate 55. The property is accessed from Mathers Rd, positioned on the north side of the Panther Creek golf course and residential neighborhood, and directly west across S. Veterans Parkway from the Meijer Grocery Store mixed-use commercial corridor of S. Veterans at Prairie Crossing.



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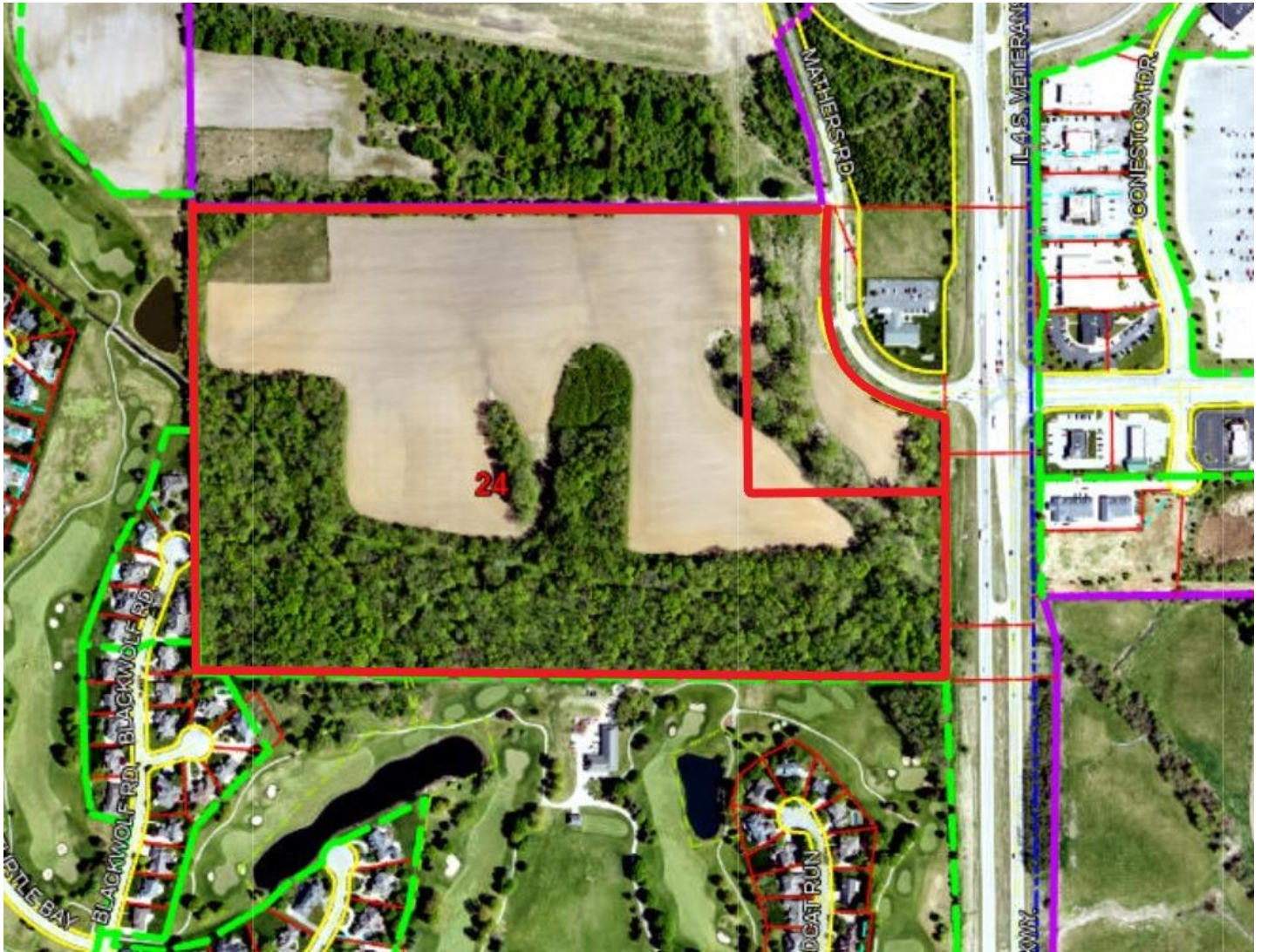
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PLAT MAP



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