

LAND FOR SALE

CABIN SMOKE TRAIL

SPRINGFIELD, IL 62707



FOR SALE

GARRISON GROUP KELLER WILLIAMS

739 S Fifth St
Springfield, IL 62703



Each Office Independently Owned and Operated

PRESENTED BY:

LARRY SAPP

Broker

O: (217) 241-0202

C: (217) 306-4942

lsapp@garrisongroupinc.com

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EXECUTIVE SUMMARY



OFFERING SUMMARY

PRICE:	\$339,000
LOT SIZE:	4.88 Acres
PRICE / ACRE:	\$1.85
ACCESS:	Yes
FRONTAGE:	Yes
ZONING:	Commercial B-1
DRAINAGE:	Yes
APN:	06360300030

PROPERTY OVERVIEW

4.88 Acres with fantastic exposure and high traffic counts. Adjacent to The Rail and Village owned Park. Nothing like it for \$1.85 per sqft. Zoned B- 1. Located just down the street from Sherman Village. The opportunity here on this piece of land is high. Perfect for a restaurant/ Cafe / Coffee shop and more!

PROPERTY HIGHLIGHTS

- Tremendous location
- High traffic count
- Retention in place
- Overlooks the pond at The Rail

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

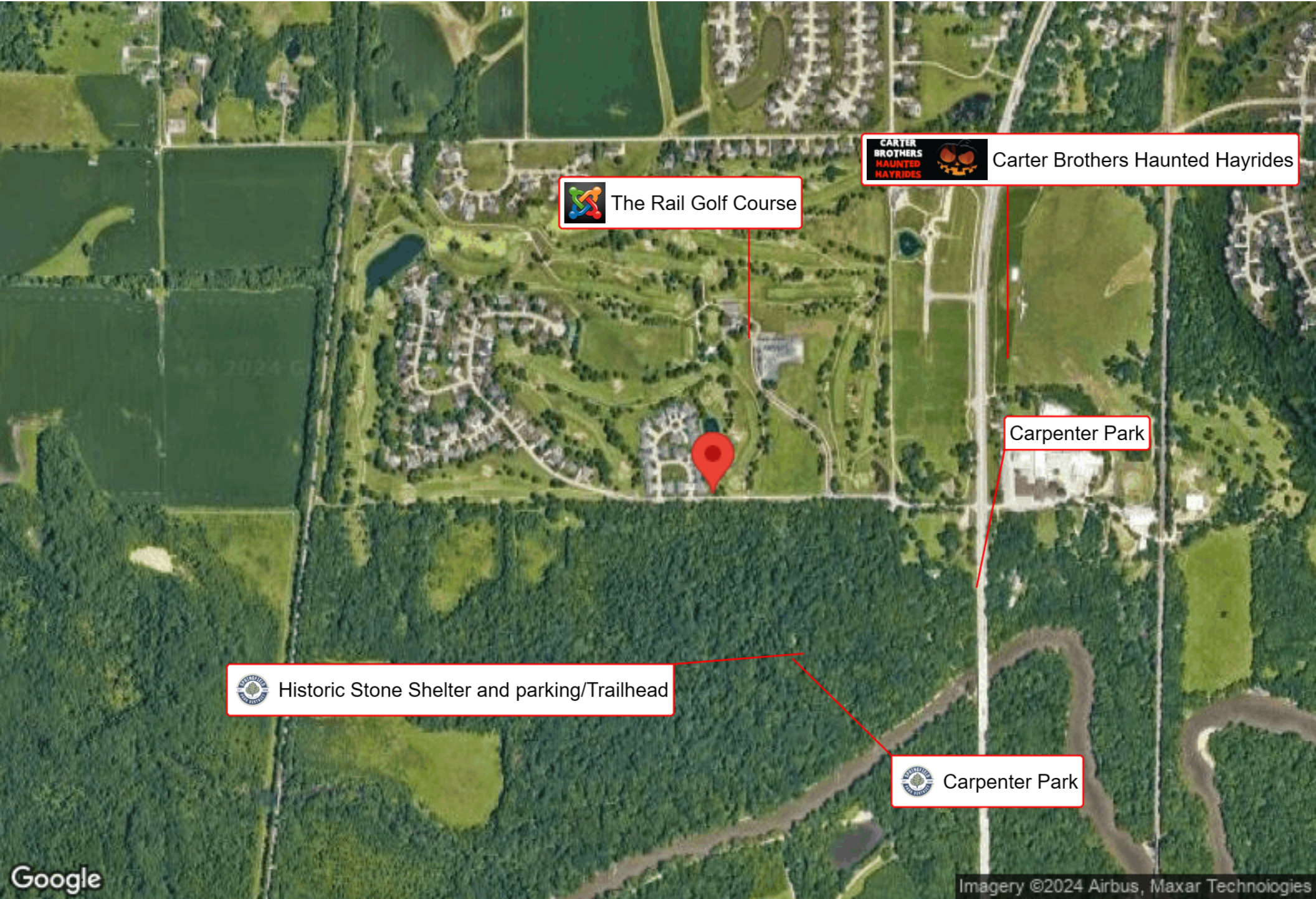


PROPERTY PHOTOS



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The Rail Golf Course



Carter Brothers Haunted Hayrides

Carpenter Park

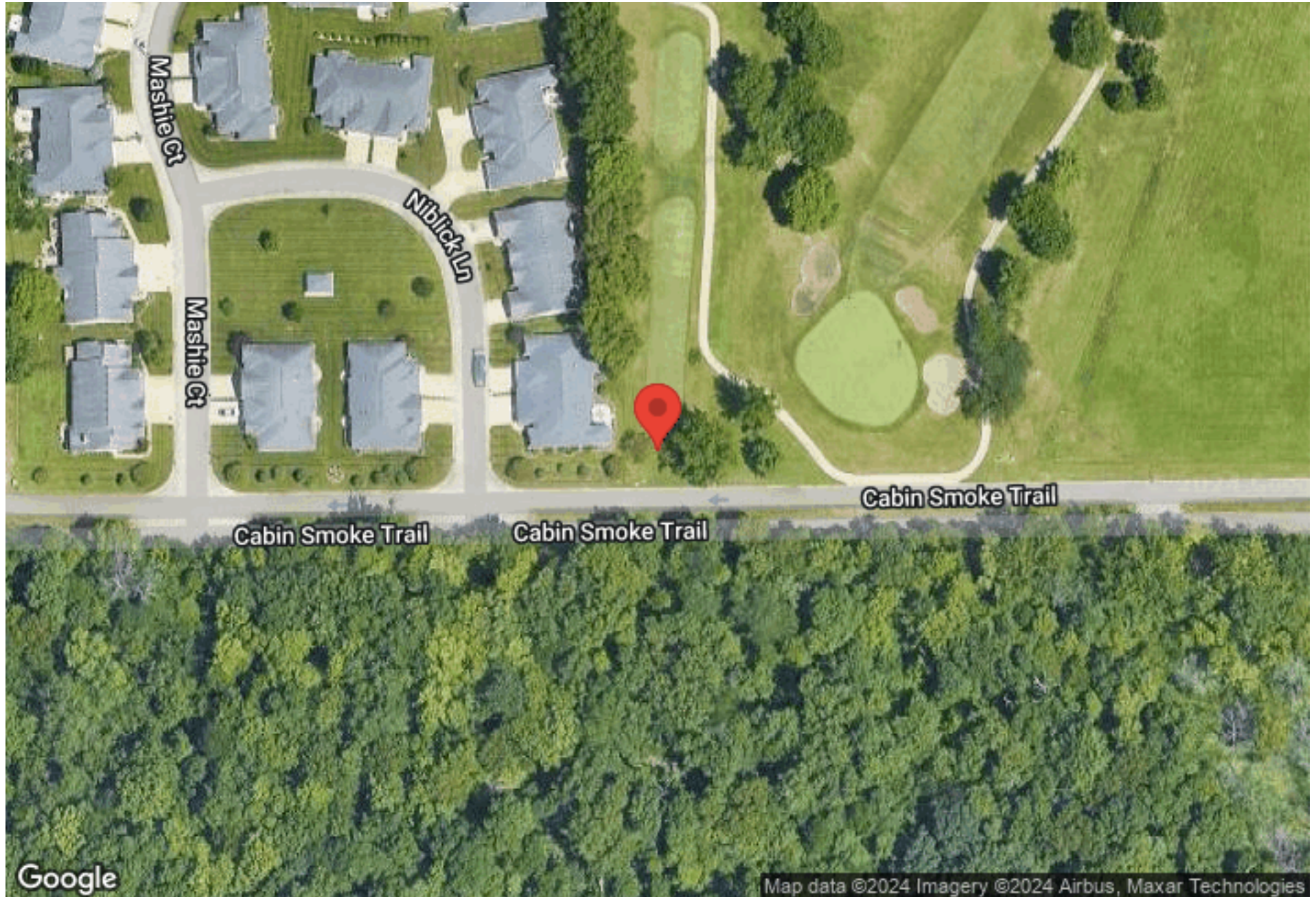


Historic Stone Shelter and parking/Trailhead

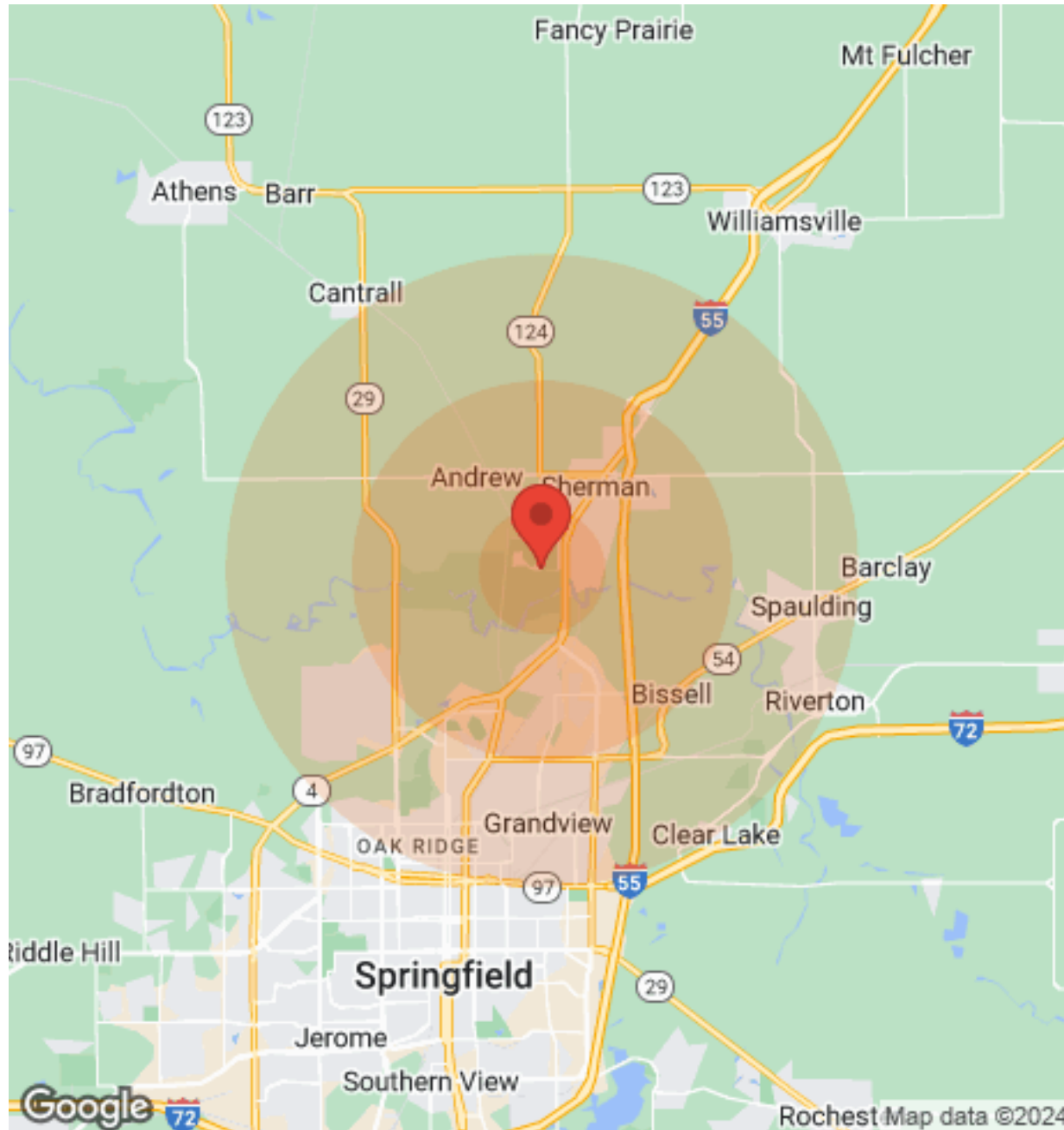


Carpenter Park

AERIAL MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	N/A	5,789	22,513
Female	N/A	5,866	23,901
Total Population	N/A	11,655	46,414

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,022	8,794
Ages 15-24	N/A	1,499	6,353
Ages 25-54	N/A	4,440	17,810
Ages 55-64	N/A	1,614	5,932
Ages 65+	N/A	2,080	7,525

Race	1 Mile	3 Miles	5 Miles
White	N/A	11,336	40,538
Black	N/A	203	4,991
Am In/AK Nat	N/A	2	13
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	27	215
Multi-Racial	N/A	198	1,586

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$59,262	\$41,450
< \$15,000	N/A	415	2,877
\$15,000-\$24,999	N/A	358	2,380
\$25,000-\$34,999	N/A	452	2,199
\$35,000-\$49,999	N/A	647	2,661
\$50,000-\$74,999	N/A	1,076	4,149
\$75,000-\$99,999	N/A	690	2,576
\$100,000-\$149,999	N/A	748	1,776
\$150,000-\$199,999	N/A	124	276
> \$200,000	N/A	106	177

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,700	21,019
Occupied	N/A	4,422	19,259
Owner Occupied	N/A	3,729	13,730
Renter Occupied	N/A	693	5,529
Vacant	N/A	278	1,760

PROFESSIONAL BIO



LARRY SAPP Broker



Larry Sapp is a commercial and residential real estate broker at Garrison Group. Larry leverages decades of real estate experience to benefit our clients and their transactions.

Larry began his professional real estate career in 1975 with Lincoln Land Development where he later served as president and managing broker. During his career he has been active in commercial brokerage, leasing, and development. He served as an Area Director for Wings Etc., Hickory River Smokehouse, and Quiznos, managing territories throughout Illinois and the Midwest. Larry earned the Graduate, REALTOR® Institute designation, equipping him to provide exceptional service to his clients. He is a member of the National Association of Realtors, the Illinois Association of Realtors, and the Capital Area Association of Realtors.

Larry and his wife have 3 adult children, 24 grandchildren, and 5 great-grandchildren. He is a die-hard Chicago Cubs fan.

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