



Commercial Real Estate Services

For Sale - Land Lots  
Wabash West  
Business Park  
Springfield, Illinois



**25% - 35% DISCOUNTS AVAILABLE  
ON CERTAIN LOTS WITH ONLY 7 LOTS REMAINING**

## Property Details

- Wabash Ave Now 4 Lanes Plus Turn Lanes
- Enterprise Zone - Learn more [HERE](#)
- Wabash Avenue Developments Include: McDonald's, 2 New Banks, Dick Van Dyke Appliance Store, Papa Franks, Qik-n-Ez Fuel & Convenience & 2 Car Dealerships
- Other Established Businesses Include: Bella Milano, IHOP, Culvers, Buffalo Wild Wings, Wells Fargo, BUNN, Green Car Dealerships
- Will Build to Suit and Lease Back (*Some Building Restrictions Apply*)
- Lot Sizes Vary. Purchaser May Purchase Single Lots or Combine Lots (*See Next Page For Available Lots & Sizes*)
- Zoning: B-1 & I-1

Sam Nichols  
Managing Broker  
(217) 494-0800



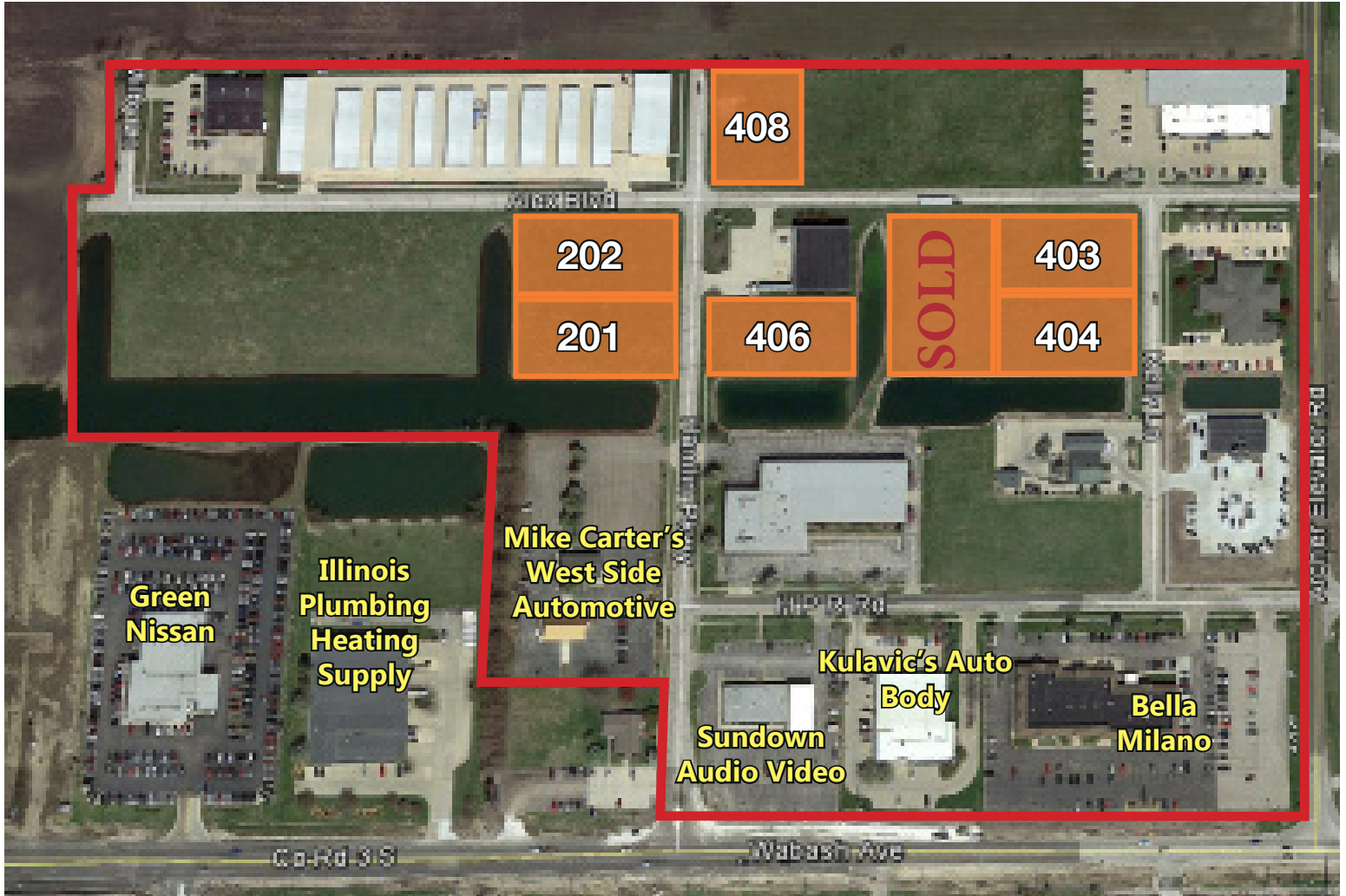
For more information contact:

[sam@truecres.com](mailto:sam@truecres.com)

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4525 Wabash Ave., Suite B  
Springfield, Illinois 62711  
+1 217 787 2800 ♦ [www.truecres.com](http://www.truecres.com)

**ONLY 7 LOTS LEFT**



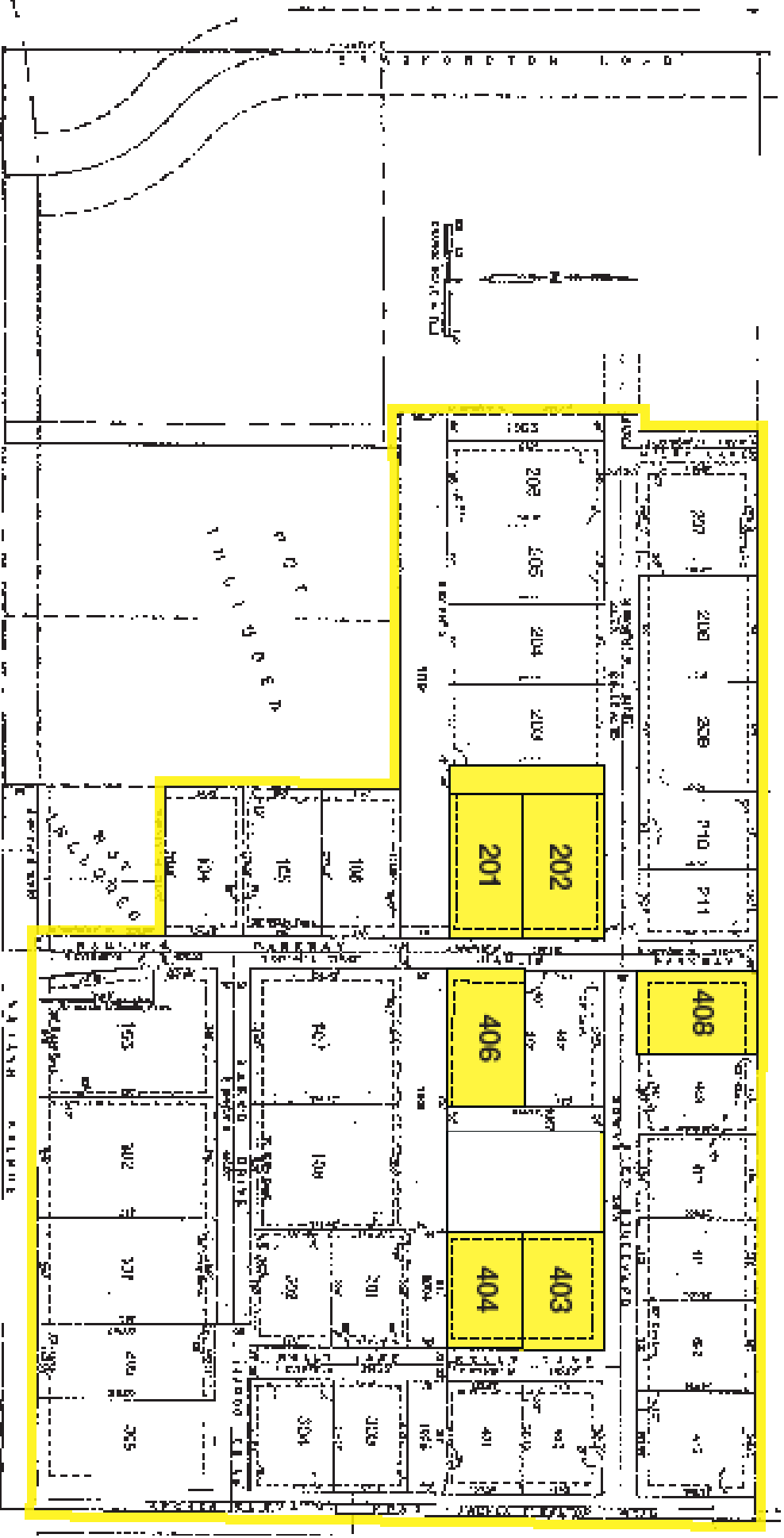
Lot	Zoning	Dimensions	Size	Price/SF	Total Price
201	B-1	133 x 270 SF	±35,910 SF (±0.824 AC)	\$4.50/SF	\$161,595
202	B-1	140 x 270 SF	±37,800 SF (±0.868 AC)	\$6.50/SF	\$245,700
403	B-1	140 x 220 SF	±30,800 SF (±0.707 AC)	\$6.50/SF	\$200,200
404	B-1	133 x 220 SF	±29,260 SF (±0.672 AC)	\$6.50/SF	\$190,190
405	B-1	180 x 273 SF	±49,140 SF (±1.128 AC)	<b>SOLD</b>	<b>SOLD</b>
406	I-1	133 x 240 SF	±31,920 SF (±0.733 AC)	\$4.00/SF	\$127,680
408	B-1	145 x 209 SF	±30,305 SF (±0.696 AC)	\$4.75/SF	\$143,948.75



# Wabash West Business Park

An Enterprise Zone Development

Available Lots



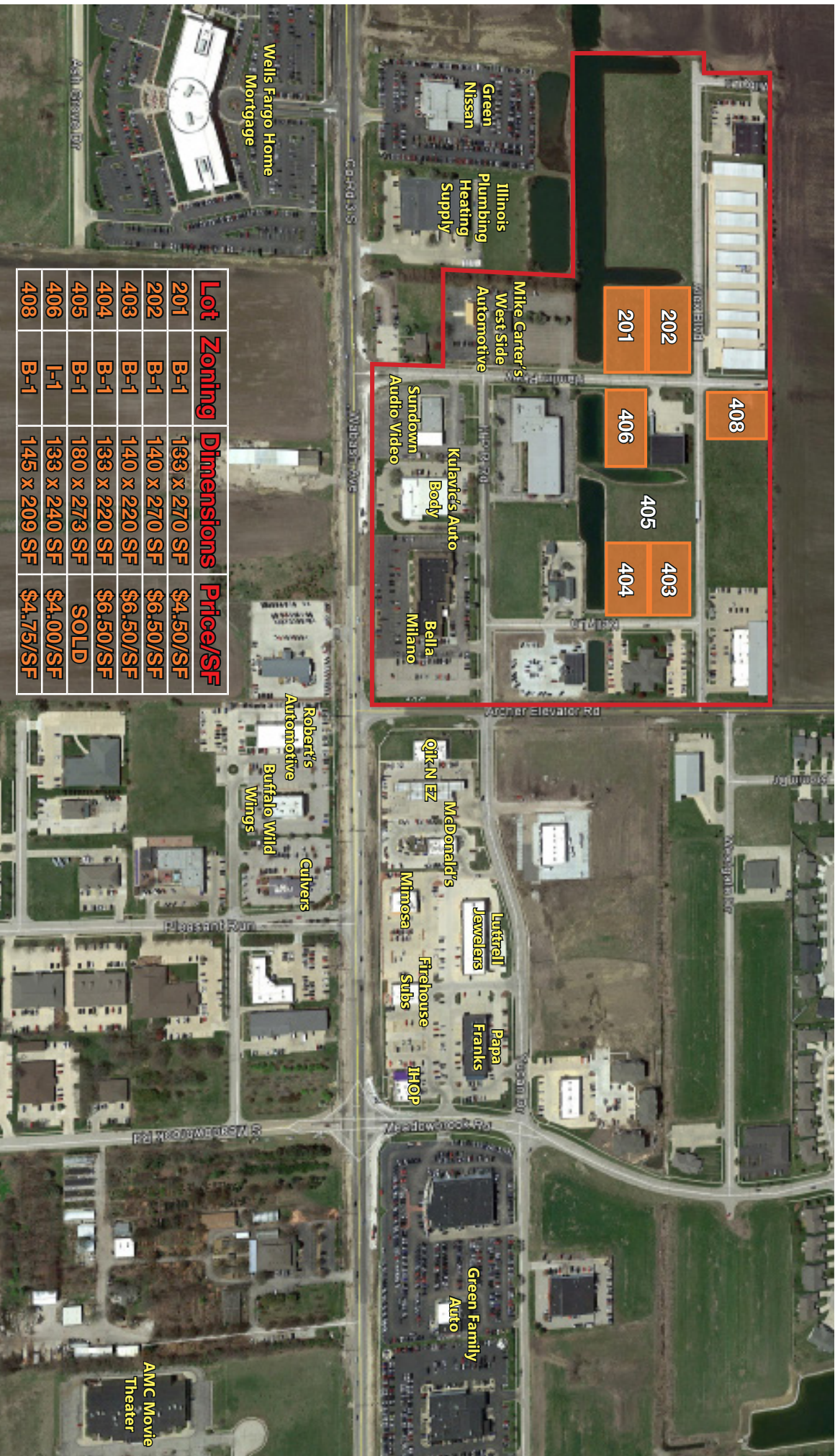
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# Wabash West Business Park

7 Remaining Lots & Nearby Establishments  
Aerial of Surrounding Area



Lot	Zoning	Dimensions	Price/SF
201	B-1	133 X 270 SF	\$4.50/SF
202	B-1	140 X 270 SF	\$6.50/SF
403	B-1	140 X 220 SF	\$6.50/SF
404	B-1	133 X 220 SF	\$6.50/SF
405	B-1	180 X 273 SF	SOLD
406	I-1	133 X 240 SF	\$4.00/SF
408	B-1	145 X 209 SF	\$4.75/SF

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