



Commercial Real Estate Services

**For Sale - Corner Lot  
6000 N Cotton Hill Rd.  
Springfield, IL**

**1st Major Exit  
on Springfield  
South Side**

**NEW LIST PRICE**

**\$190,000**

**\$1.21/SF**

**SUBJECT PROPERTY**

**Southeast Corner of Toronto Road & Cotton Hill Road**

## Property Details

- High profile corner lot at traffic signaled intersection
- Land Area:  $\pm 3.6$  AC ( $\pm 156,816$  SF)
- Close to University of Illinois Springfield & Lincoln Land Community College
- Immediate area has experienced very successful recent commercial and multifamily development
- Zoning: S-2 Community Shopping & Office District
- 2019 Real Estate Taxes: \$59.16

**Sam Nichols**

Managing Broker

(217) 494-0800

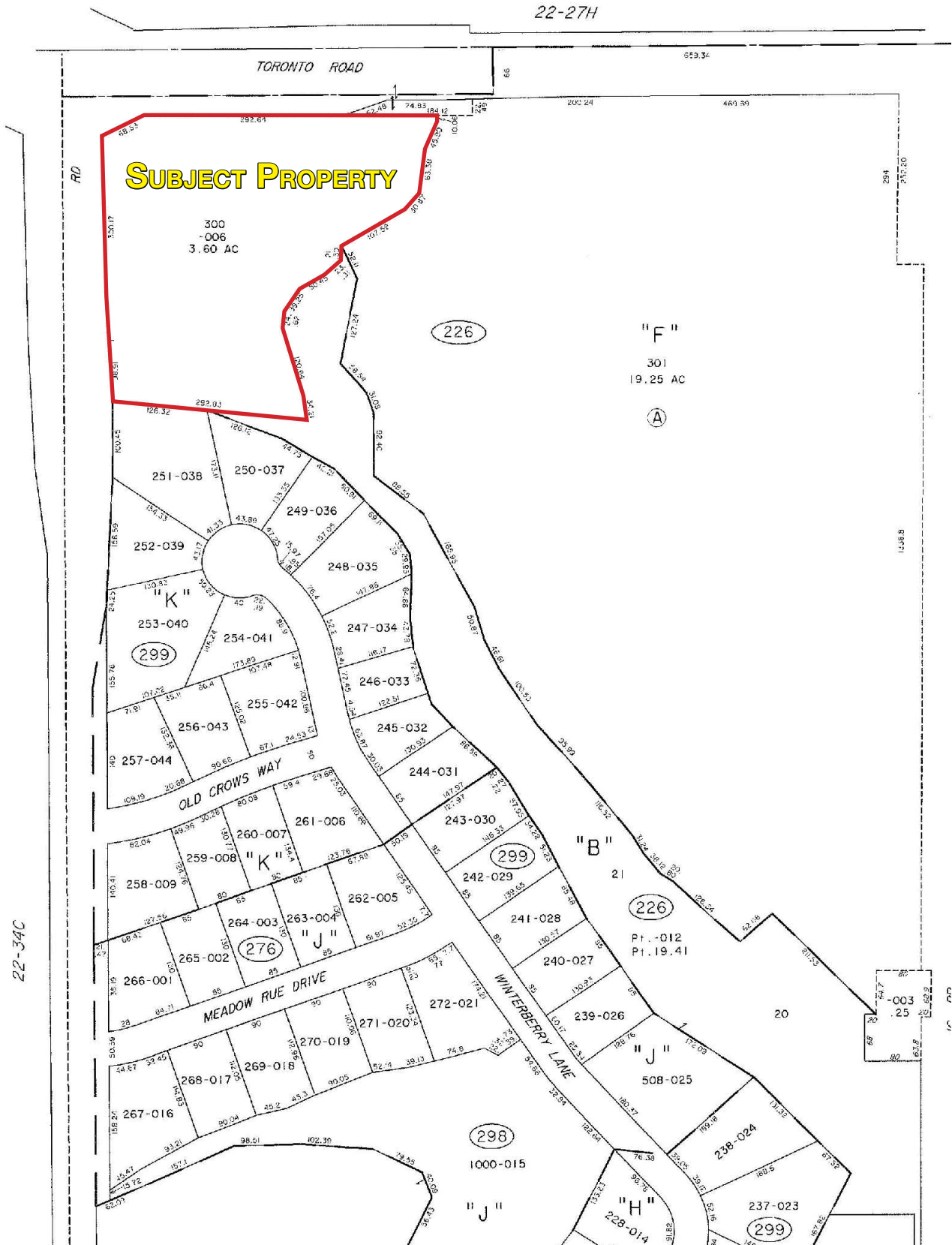
[sam@truecres.com](mailto:sam@truecres.com)



For more information contact:

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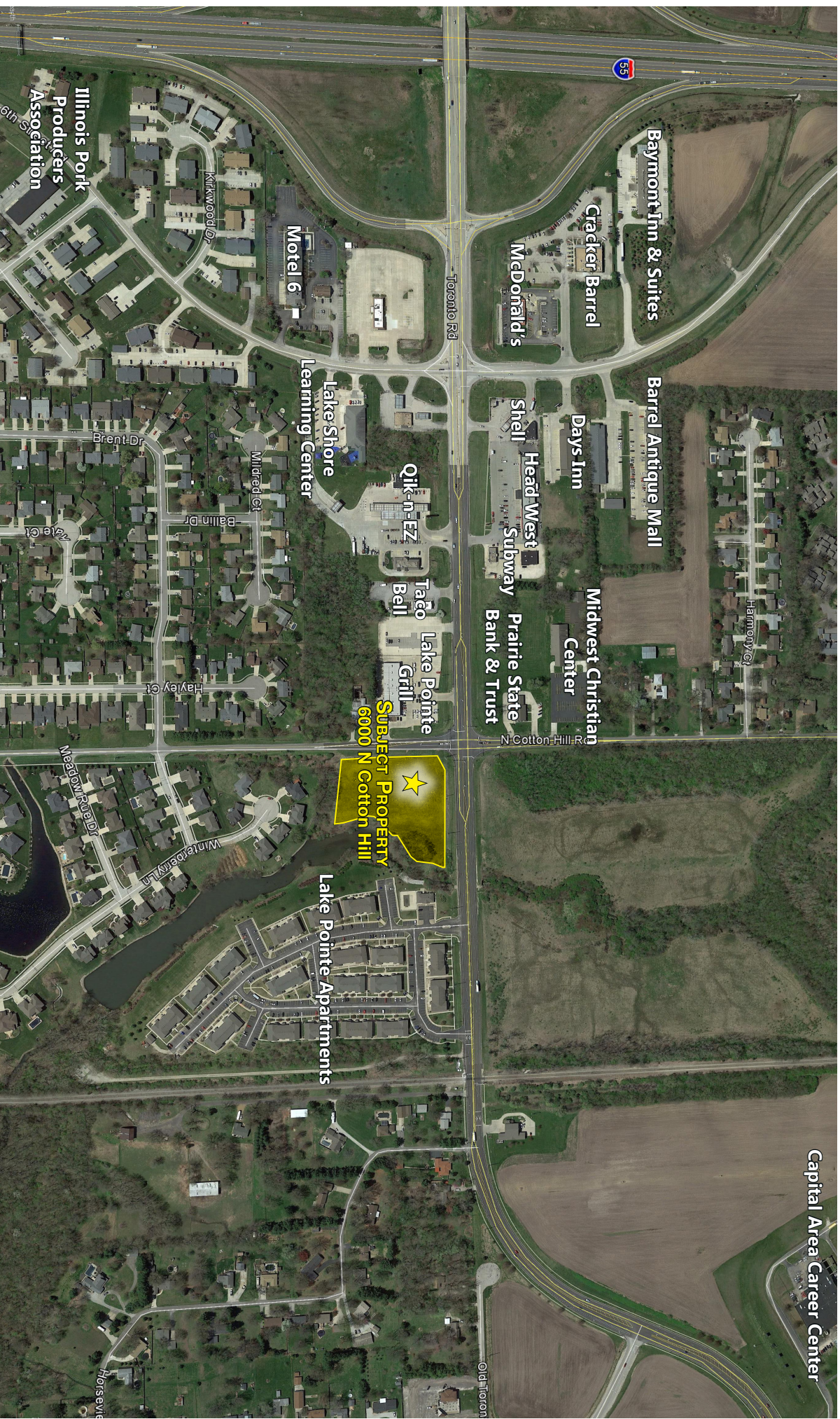




# True

## 6000 N Cotton Hill Rd

Aerial of Surrounding Area



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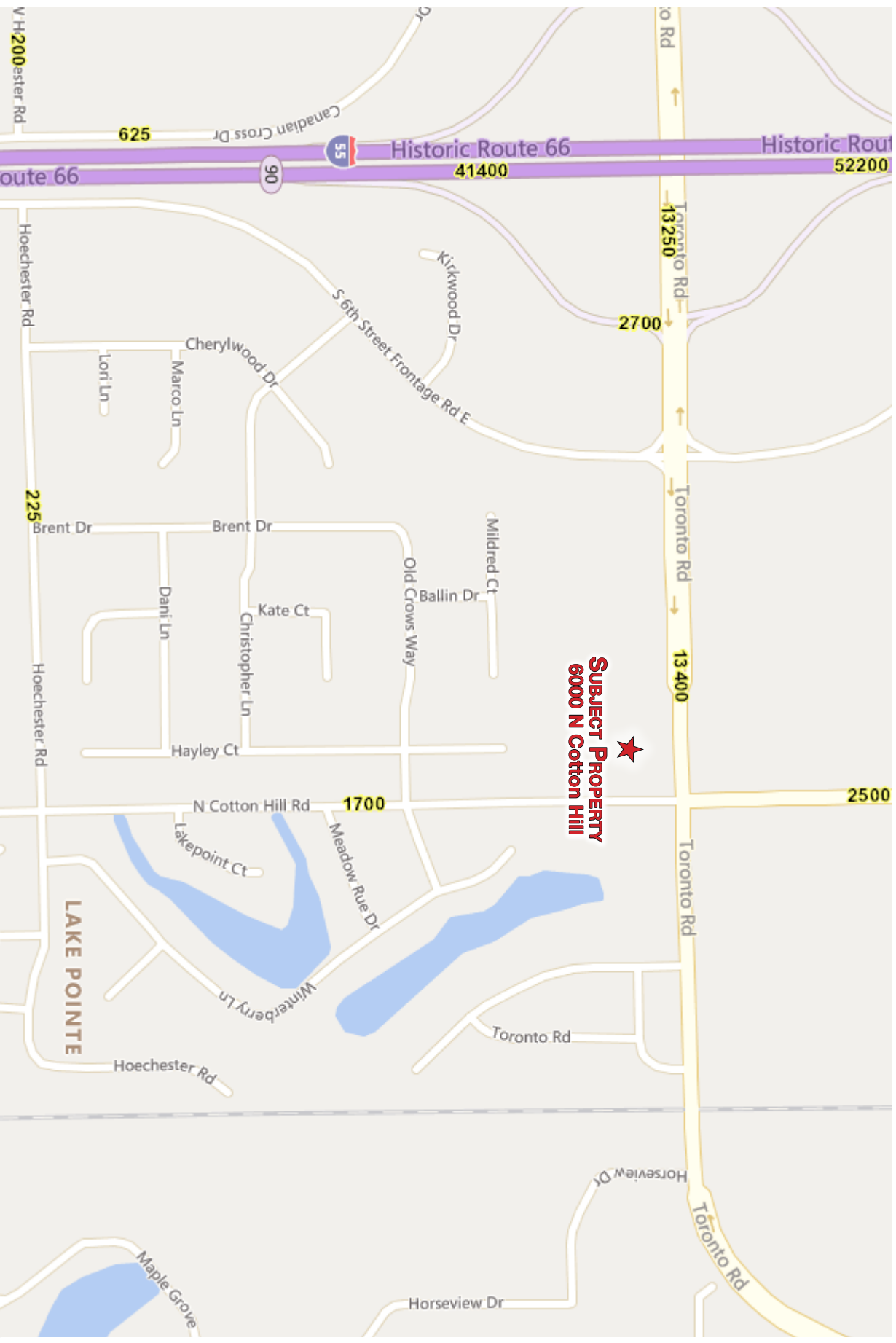
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True

# 6000 N Cotton Hill Rd

Traffic Count



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