



Property Details

- ± 38.77 Acres located adjacent to I-55 at Toronto Rd cloverleaf exit
- Zoning: S-2 Community shopping and office district
- This tract of land is part of parcel 22-27.0-300-015 and all of parcel 22-27.0-401-101
Approval from the City of Springfield and Sangamon County would be required to split Parcel A from Parcel B located across frontage road
- Ideal for combination retail and multifamily/apartment development
(multifamily/apartment development may require down zoning)
- Parcel is in the vicinity of other area amenities and businesses including hotels, gas/convenience stores, plus viable offices for all types of professionals and services
- University of Illinois, Lincoln Land Community College and Capital Area Career Center are nearby
- 2022 Real Estate Taxes: Parcel 22-27.0-300-015 = \$1,892.48
Parcel 22-27.0-401-101 = \$214.10

Sam Nichols
Managing Broker
(217) 494-0800



For more information contact:

sam@truecres.com



S 6th St Frontage Rd E

Aerial



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4525 Wabash Ave., Suite B, Springfield, IL 62711
+1 217 787 2800 ♦ www.truecre.com



S 6th St Frontage Rd E

Aerial - Wide Zoom



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