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★ GATEWAY SPRINGFIELD ILLINOIS LAND DEVELOPMENT ★

INTERSTATE I-55 VISIBILITY: APPROX. 40,000 CARS/DAY

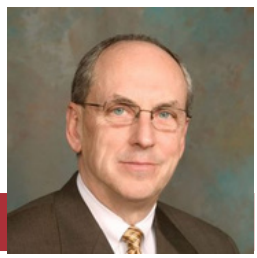
LOCATED AT TORONTO ROAD EXIT/ENTRANCE

FIRST BUSINESS/RETAIL I-55 SPRINGFIELD NORTH BOUND EXIT



Photo Generated Using AI

Sam Nichols
Managing Broker
(217) 494-0800



For more Information contact: **sam@truecres.com**

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Land Purchase Options: ±1 acre to ±9.1 acre
See attached sketch location map

5801 South 6th Street Frontage Road East

Lot 1: ±1.7 acres / $296,000.00 - $4.00 PER SF
Lot 2: ±1.9 acres / $206,900.00 - $2.50 PER SF
Lot 3: ±1.1 acres / $119,800.00 - $2.50 PER SF
Lot 4: ±1.0 acres / $130,700.00 - $3.00 PER SF
Lot 5: ±.9 acres / $156,800.00 - $4.00 PER SF
Lot 6: ±1.1 acres / $191,700.00 - $4.00 PER SF
Purchase Lots 2 through 6: ±6 acres / $785,000.00 - $3.00 PER SF

5851 South 6th Street Frontage Road East

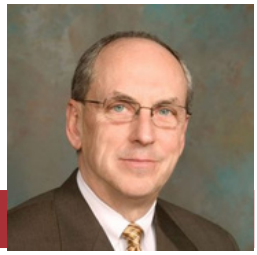
Lot 4B: ±1.4 acres / $350,500.00 - $5.75 PER SF

Zoning: City of Springfield B-1
Highway Business Service District

Gateway is in immediate proximity of McDonalds, Cracker Barrel, Taco Bell, Wendy's and Dollar General. Other neighbors within ±10 minutes or less include Scheels Sports Complex, University of Illinois Springfield, Upscale Residential, Lake Home Properties, Multi-family Properties and Professional Offices.

All utilities available to Gateway Development.

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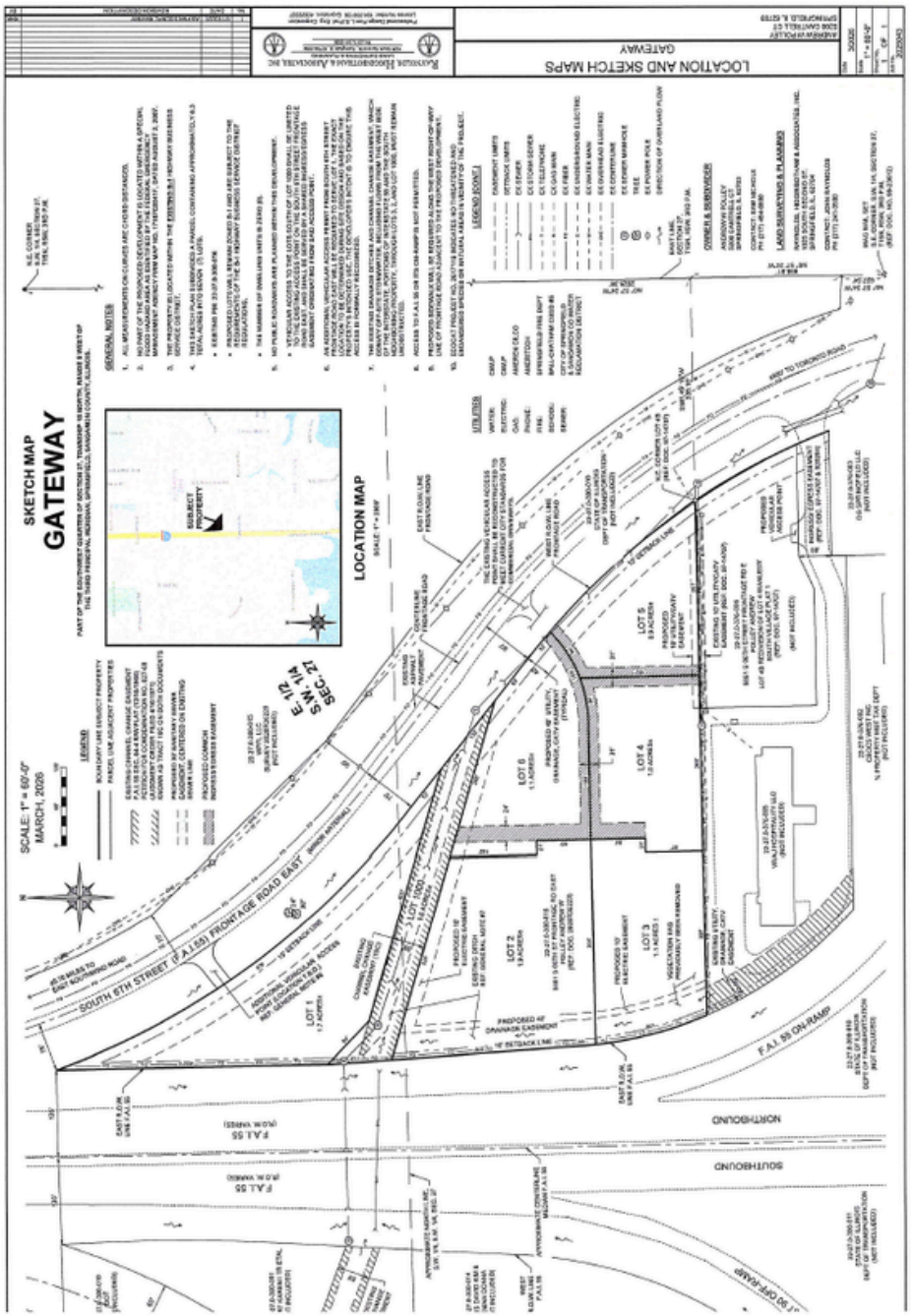
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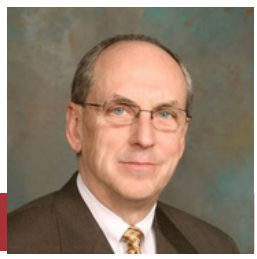
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Gateway Springfield Illinois Land Development
SKETCH MAP



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