

# Development Land For Sale

655 E Pershing Rd, Decatur, IL



<b>Property Type:</b>	Development Site, Land	<b>Zoning:</b>	M-1   B-2
<b>Asking Price:</b>	\$761,864	<b>Lot Size:</b>	+/- 5.83 Acres
		<b>APN:</b>	04-12-02-126-029



Excellent location south of E Pershing Road with 20,500 ADT. There is food and retail traffic to the front of the site. This site is 1 block southwest of the Brentwood Village Shopping Center, a Kroger anchored strip mall with 20+ stores including: TJ Maxx, Aldi's, and Planet Fitness. Also located in close proximity is the Pershing/Business 51 (N Water St) interchange.

- Prime location
- Signalized light at entrance
- Can be subdivided

The information found in this brochure is for informational purposes only, and is not audited, warranted or in any fashion guaranteed by Todd P Smith Real Estate, Inc. It is subject to verification by any interested parties and no liability for errors or omissions is assumed. NOTICE OF AGENCY: Todd P Smith Real Estate, Inc. is the exclusive agent for the seller/lessor and therefore represents the seller/lessor, unless expressed otherwise in writing with the parties to a transaction.

## CO-BROKERAGE:



Art Seppi, Designated Managing Broker  
Broker Owned



**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

**Contact:** Todd P Smith  
**Phone:** 217.441.8000  
**Email:** Todd@TPSmithRE.com  
**Website:** www.TPSmithRE.com