

Development Land For Sale

2430 South Grand Ave East - Springfield, Illinois



Zoning: B-2 (City of Springfield)

Lot Size: +/- 0.66 acres

APN: 22020201015, 22020201013

Property Type: Lots/Acres/Farms

Asking Price: \$ 40,000

- Highly visible corner lot on an arterial roadway
- Convenient to the I-55 & South Grand avenue interchange
- 13,100 ADT on S. Grand Ave at intersection
- Mix of various businesses in the area including retail, service, light industrial
- Located in the Dirksen Parkway Commercial TIF
- Located in an Opportunity Zone



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.

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



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker