

# 2811 N Dirksen, Springfield, IL

## Lot Size—1.06 acres



**FOR SALE**

**\$425,000**

- 100' frontage on N Dirksen Parkway
  - Zoned I-1
  - IDOT traffic counts: 14,400ADT at the site, 24,800ADT 1 block to the south
- City of Springfield ENTERPRISE ZONE INCENTIVES including sales tax exemption on building materials
  - Businesses nearby: Walmart, Buffalo Wild Wings, Big R, Lumber Liquidators, Aldi, Lowe's

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