

# Development Property For Sale

## Bissell Rd. & Granger Dr. - Springfield, IL



**Asking Price:** \$ 241,275.00

**Lot Size:** +/- 4.5 Acres

**Property Type:** Development Lot

**APN:** 14130200074

**Zoning:** I-1 (City of Springfield)

- Corner Lot
- Approximately 400' frontage on Bissell Rd
- Nearby Traffic Counts:
  - Bissell: 4,150 ADT
  - N Dirksen: 12,700 ADT
  - I-55: 33,300 ADT
- Various access routes to I-55 (exit 100) interchange
- Topography: Flat



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