

# Development Land For Sale

## I-72/ Wabash Interchange



**Property Type:** Development land

**Asking Price:** \$3.00 - \$4.00 psf

**Zoning:** B-1 and I-1

**Lot Sizes:** 13 lots  
(+/- 0.3 - +/-16.86 acres)

**Access:** I-72 and nearby I-55



Located in the expanding Southwest side of Springfield, many of these sites are development ready with roadway and utilities in place. There are contiguous tracts up to +/- 32 acres and available in various sizes. There is great interstate connectivity as well as quick access to the I-72/Wabash interchange. I-72 gives access across Illinois from Missouri to Indiana and I-55, just miles away, gives north and south access from Chicago to New Orleans. This interchange continues to attract a variety of office/industrial businesses such as: MJ Kellner Food Service, American Metals Supply, Simplex, Mel-O-Cream Donuts, BUNN-O-Matic Corporation, Wells Fargo Home Mortgage, Brandt, ADM, Altorfer CAT.

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:



**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

**Contact:** Todd P Smith    **Email:** todd@tpsmithre.com  
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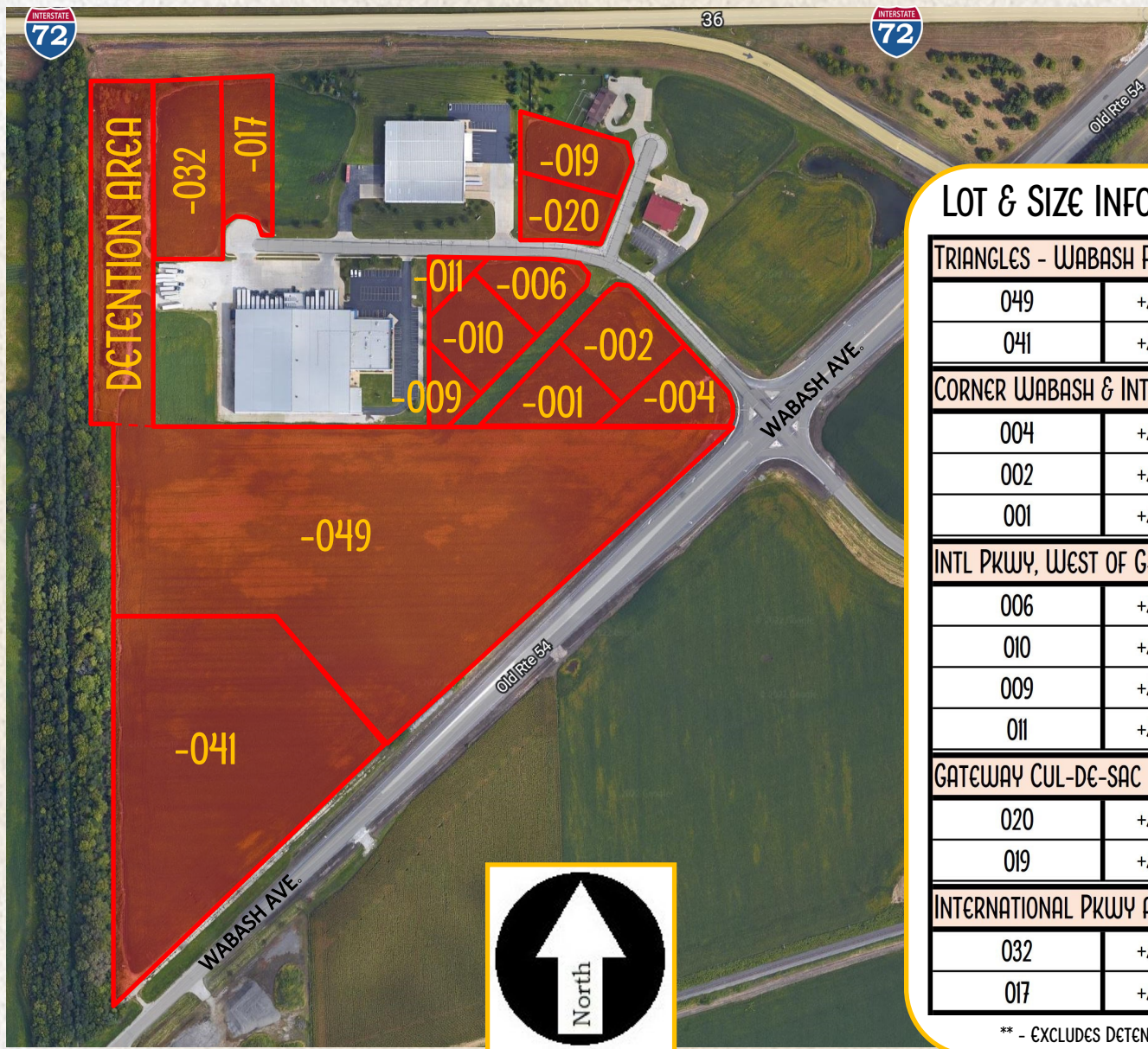
Arthur F Seppi, Broker Owned

Douglas J Kent, Designated Managing Broker



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### LOT & SIZE INFORMATION

#### TRIANGLES - WABASH FRONTAGE

049	+/- 16.860**
041	+/- 8.620

#### CORNER WABASH & INTL. PKWY

004	+/- 0.841
002	+/- 0.911
001	+/- 0.901

#### INTL PKWY, WEST OF GATEWAY DR.

006	+/- 0.942
010	+/- 0.886
009	+/- 0.378
011	+/- 0.311

#### GATEWAY CUL-DE-SAC

020	+/- 0.843
019	+/- 0.788

#### INTERNATIONAL PKWY AT WEST END

032	+/- 1.808
017	+/- 1.192

\*\* - EXCLUDES DETENTION AREA

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### I-72 BUSINESS PARK

	<u>Address</u>	<u>Parcel ID #</u>	<u>Approx. Acreage</u>	<u>Price</u>	<u>Zoning</u>
	Large Triangle - South Land Wabash Frontage				
	I-72 Wabash Ave. (049)	21-15.0-300-049 w/o DA	16.860	\$2,203,290	I-1
	I-72 Wabash Ave. (041)	21-15.0-300-041	8.620	\$1,126,398	I-1
	South Corner Wabash & International Parkway				
	5500 International Pky	21-15.0-176-004	0.841	\$146,476	I-1
	3500 Gateway Dr.	21-15.0-176-002	0.911	\$158,676	I-1
	3520 Gateway Dr.	21-15.0-176-001	0.901	\$157,004	I-1
	International Pkwy., West of Gateway Dr.				
	3501 Gateway Dr.	21-15.0-152-006	0.942	\$164,096	I-1
	3521 S Gateway Dr.	21-15.0-152-010	0.886	\$154,460	I-1
	3535 Gateway Dr.	21-15.0-152-009	0.378	\$65,864	I-1
	5630 International Pkwy	21-15.0-152-011	0.311	\$54,124	I-1
	Gateway Cul-de-sac (North of International Pkwy)				
	I72 Gateway Dr. (020)	21-15.0-151-020	0.843	\$146,960	B-1
	I72 Gateway Dr. (019)	21-15.0-151-019	0.788	\$137,324	B-1
	International Parkway - West End				
	I72 International Pkwy	21-15.0-100-032	1.808	\$315,004	I-1
	5761 International Pkwy	21-15.0-151-017	1.192	\$207,616	I-1

GATEWAY LOTS

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