

# Development Land For Sale

## Southwest Plaza - Springfield, IL



**Property Type:** Development land  
**Asking Price:** \$3 - \$7.50  
**Zoning:** B-1 | R5-B | B-2  
**Lot Sizes:** 16 lots | (+/-) .54 - 4.42 acres

**Access:**

- Veterans Pkwy (via SW Plaza Dr)
- Wabash (3 points of access)
  - West White Oaks Dr
  - Robbins Road
  - Koke Mill

These available lots are in the center of all activity in southwest Springfield with frontage on Wabash. This is a great opportunity to in-fill development lots that are in the middle of all the commercial expansion in the area. These available lots are located off the southwest corner of the Veterans Pkwy & Wabash intersection, which sees over 30,000 cars a day on Veterans. This is a prime commercial intersection in Springfield where the White Oaks Mall is located, as well as, many other big box retail centers, restaurants, & office buildings in near proximity. The zoning in this area allows for wide variety of uses, such as: commercial industrial, office, & retail. These lots are contiguous up to approximately 8.5 acres.

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

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Arthur F Seppi, Broker Owned

Douglas J Kent, Designated Managing Broker



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### LOT, SIZE, & PRICE INFORMATION

WABASH FRONTAGE		
9-006	+/- 0.99	B-1
9-007	+/- 0.99	B-1
9-008	+/- 0.98	B-1
9-029	+/- 0.55	B-1
KOKO MILL (SOUTH OF INB)		
9-033	+/- 0.67	B-1
NORTH SIDE OF PROGRESS		
9-032	+/- 1.05	B-1
9-027	+/- 1.49	B-1
EAST SIDE OF ROBBINS RD.		
8-033	+/- 1.24	R5-B
SOUTH SIDE OF PROGRESS		
2-001	+/- 0.80	R5-B
2-002	+/- 0.82	R5-B
WEST SIDE OF ROBBINS		
2-004	+/- 0.97	B-2
2-005	+/- 0.96	B-2
NORTH SIDE OF HOLLIS		
2-006	+/- 0.96	B-2
2-007	+/- 0.96	B-2
KOKO MILL (SOUTH OF PROGRESS)		
2-008	+/- 0.85	B-2
2-009	+/- 0.84	B-2
2-011	+/- 0.54	B-2
SOUTH SIDE OF HOLLIS DR		
1-006	+/- 0.84	B-2
1-007	+/- 4.42	B-2
1-008	+/- 0.82	B-2
EAST OF ROBBINS ON HOLLIS DR		
-001	+/- 0.93	B-2
-002	+/- 0.93	B-2

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ADDRESS	PARCEL ID #	APPROX. ACREAGE	PRICE	ZONING
<b>WABASH FRONTAGE</b>				
3120 WABASH	21-12.0-42 9-006	0.99	\$322,780	B-1
3130 WABASH	21-12.0-42 9-007	0.99	\$322,785	B-1
3140 WABASH	21-12.0-42 9-008	0.98	\$319,839	B-1
SWP WABASH	21-12.0-42 9-029	0.55	\$180,195	B-1
<b>KOKE MILL (SOUTH OF INB)</b>				
SWP KOKE MILL	21-12.0-42 9-033	0.67	\$218,468	B-1
<b>NORTH SIDE OF PROGRESS</b>				
3113 PROGRESS	21-12.0-42 9-032	1.05	\$341,790	B-1
3151 ROBBINS RD.	21-12.0-42 9-027	1.49	\$486,783	B-1
<b>EAST SIDE OF ROBBINS RD.</b>				
SWP ROBBINS RD.	21-12.0-42 8-033	1.24	\$270,072	R5-B
<b>SOUTH SIDE OF PROGRESS</b>				
3130 PROGRESS	21-12.0-45 2-001	0.80	\$174,150	R5-B
3120 PROGRESS	21-12.0-45 2-002	0.82	\$178,295	R5-B
<b>WEST SIDE OF ROBBINS</b>				
3231 ROBBINS RD.	21-12.0-45 2-004	0.97	\$211,815	B-2
3101 HOLLIS DR.	21-12.0-45 2-005	0.96	\$210,015	B-2
<b>NORTH SIDE OF HOLLIS</b>				
3121 HOLLIS DR.	21-12.0-45 2-006	0.96	\$167,400	B-2
3131 HOLLIS DR.	21-12.0-45 2-007	0.96	\$167,400	B-2
<b>KOKE MILL (SOUTH OF PROGRESS)</b>				
3141 HOLLIS DR.	21-12.0-45 2-008	0.85	\$147,452	B-2
3230 S KOKE MILL	21-12.0-45 2-009	0.84	\$146,964	B-2
3200 KOKE MILL	21-12.0-45 2-011	0.54	\$116,985	B-2
<b>SOUTH SIDE OF HOLLIS DR</b>				
3120 HOLLIS DR.	21-13.0-20 1-006	0.84	\$109,770	B-2
3130 HOLLIS DR.	21-13.0-20 1-007	4.42	\$577,605	B-2
3150 HOLLIS DR.	21-13.0-20 1-008	0.82	\$107,157	B-2
<b>EAST OF ROBBINS ON HOLLIS DR</b>				
3060 HOLLIS DR.	21-13.0-202 -001	0.93	\$121,532	B-2
3050 HOLLIS DR.	21-13.0-202 -002	0.93	\$121,532	B-2

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