

Development Land For Sale

Bruns Lane, Springfield IL



Sale Price: \$675,000

Acres: +/- 4.9

**Zoning: S-1 (With CPU & Restrictions)
(City of Springfield)**

ADT: 11,900 (Bruns Lane)

Surrounding residential & commercial

Now available: +/- 4.9 acres of prime development land on Bruns Lane in Springfield, IL! This property consists of three parcels that have recently been re-zoned, offering exceptional flexibility for a range of commercial, and residential uses. With +/- 450 feet of frontage and 11,900ADT, this highly visible site provides excellent exposure and accessibility, ideally situated less than half-a-mile from both Jefferson St (IL Rte. 97) and Monroe.

Imagine the possibilities on this strategically located development site.

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.

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TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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Facing North



Close To:

- U-Haul Storage
- Flooring of Springfield
- Capitol Retirement Village
- Calvary Academy & Day Care
- United Community Bank
- Walgreens
- Circle K
- Monty's Submarines
- Various Office Buildings
- Residential Housing

Facing South

Close To:

- Sparc
- CVS
- Fairhills Mall (County Market)
- Starbucks & Dunkin Donuts
- Quick-N-EZ
- Jimmy Johns
- Various Restaurants
- Barbershop & Hair Salons
- Residential Housing



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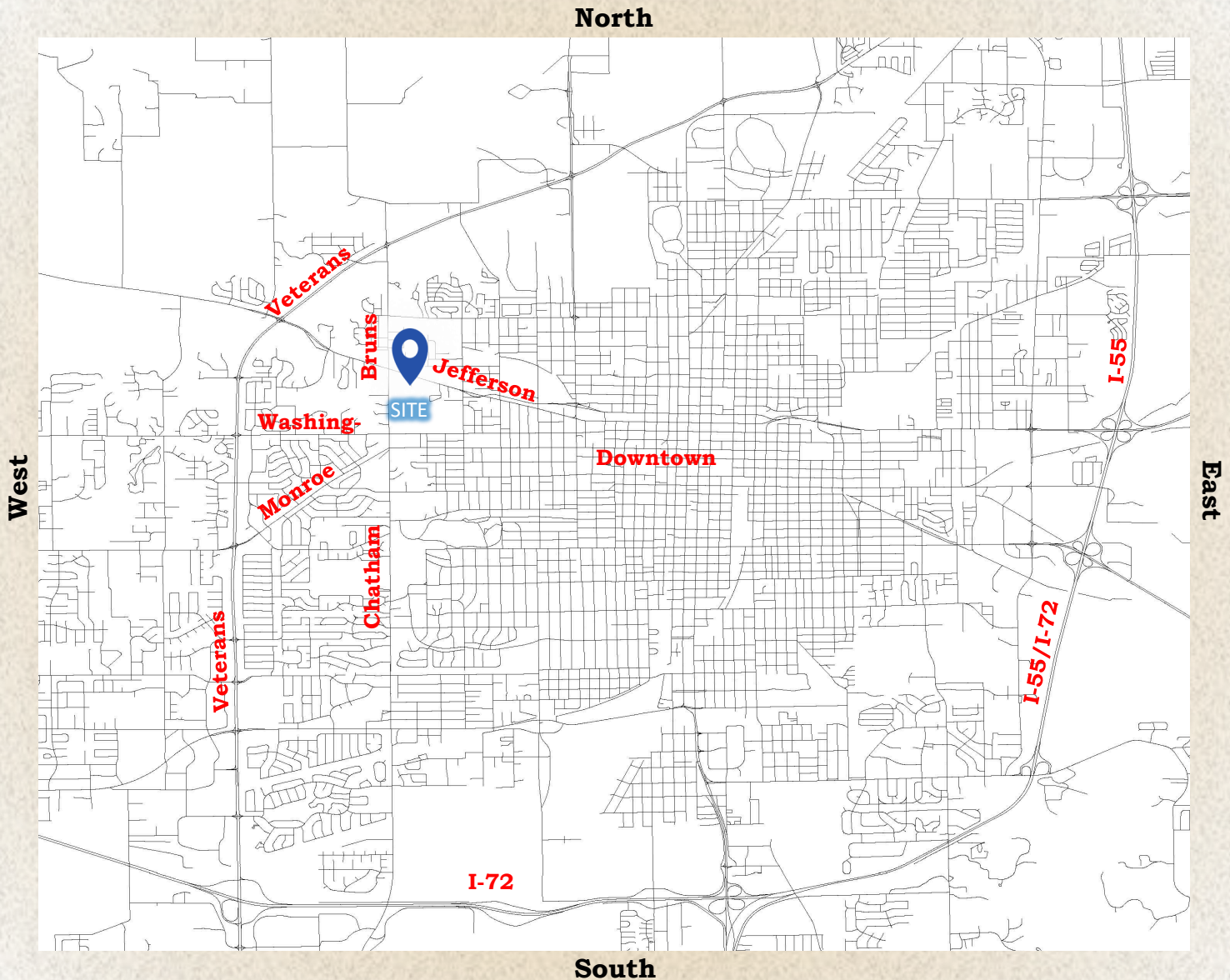
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Property Location



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