



DEVELOPMENT LAND FOR SALE

3190-B SOUTH DIRKSEN PKWY



\$225,000

Excellent highway interchange location with built in traffic from adjacent/nearby businesses. The site has frontage on Stevenson Drive with 15,600ADT. I-55 has 57,000ADT at this interchange. Highly visible +/- .56 acre lot located just off the Stevenson/Dirksen intersection, sitting east of Starbucks, and south of Steak N Shake, and Drury Hotel.

Purchase this Land

Listing Broker: Todd Smith

217.441.8000

TPSmithRE.com

Features

- ✓ Development Land
- ✓ +/- .56 acres available
- ✓ 15,600 ADT on Stevenson
- ✓ Zoning: B-1 (City of Springfield)
- ✓ Near I-55 Interstate
- ✓ Near Strong Retail/Restaurant Hub

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.



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P. Smith, Designated Managing Broker



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← SITE

3190-B South Dirksen Pkwy

- | | | |
|---------------------|----------------------------|---------------------------|
| 1 Country Inn | 8 Long John Silver's (New) | 15 AMC Theater |
| 2 Shell Gas Station | 9 Hilton Garden Inn | 16 Home2 Suites by Hilton |
| 3 Starbucks | 10 Crowne Plaza | 17 CubeSmart |
| 4 Steak N Shake | 11 Yummy Crab | 18 Springfield Box Drop |
| 5 Drury Hotel | 12 McDonald's | 19 Dollar Tree |
| 6 McAlister's | 13 Panera | 20 MainStay Suites |
| 7 IONNA (New) | 14 Arby's | 21 Circle K Gas Station |

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