

Development Land For Sale

4133 Old Jacksonville Rd - Springfield IL



Property Type:	Development Land	Zoning:	B-2 (Sangamon County)
Asking Price:	\$ 245,000	Lot Size:	+/- 3.5 Acres
Intersection:	Meadowbrook Road	APN:	13-35.0-426-052
		ADT:	12,600 East of Meadowbrook 10,200 West of Meadowbrook



OPPORTUNITY KNOCKS on the west side of Springfield! This 3.5 acre property located at Old Jacksonville Road & Meadowbrook Road is a beautiful development site for possible commercial/residential uses. Gardner Township has ended prohibition, which opens up many new possibilities for this site! The peaceful setting is adjacent to the Sangamon Valley Trail, and conveniently located only .8 miles from Koke Mill Road and medical complexes, and 1.3 miles from Veterans Parkway. 10,000-12,000 ADT on Old Jacksonville Rd.

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



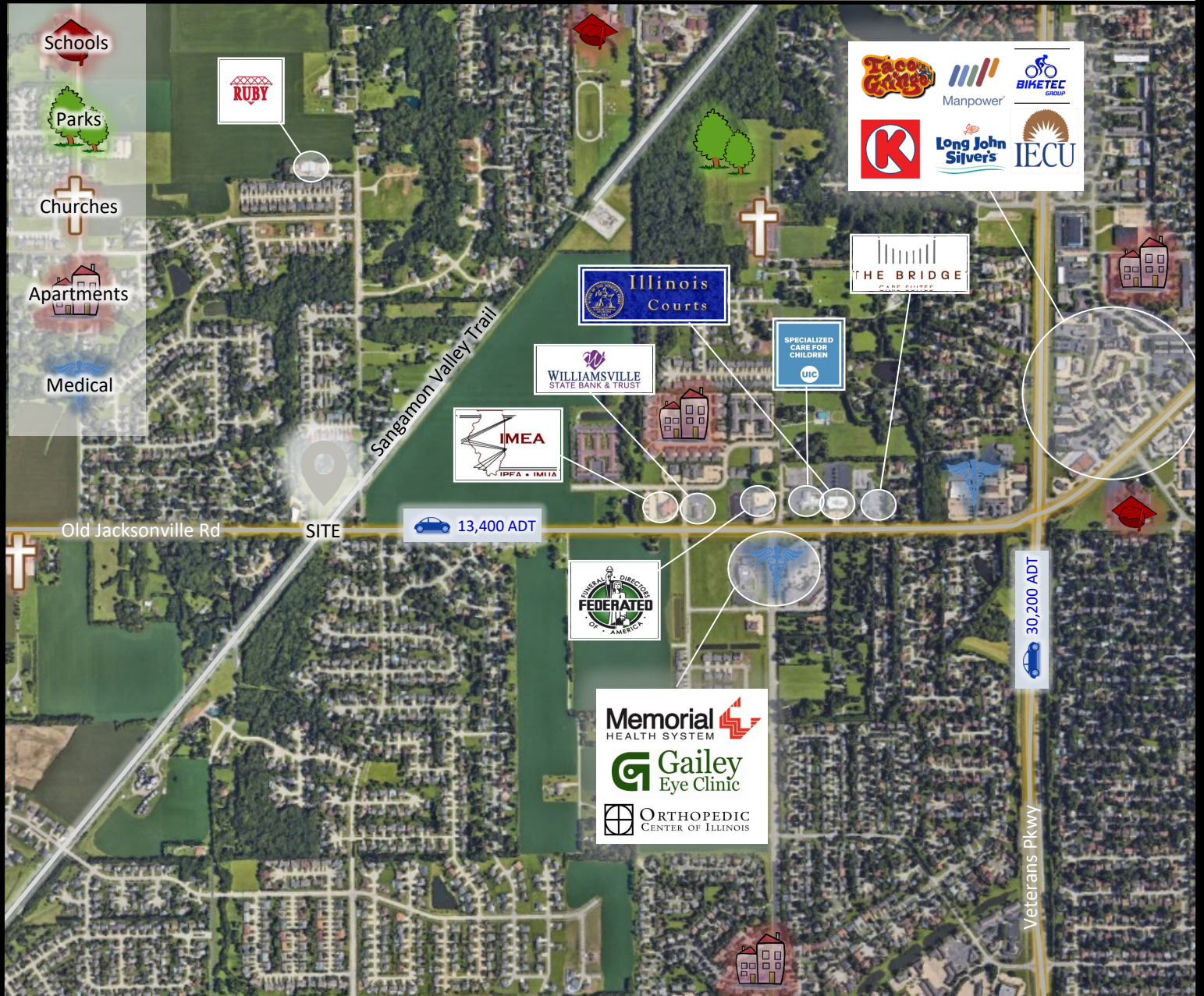
TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

Aerial Photo and Map of Surroundings



4133 Old Jacksonville Rd



Contact Todd Smith at 217-441-8000 | Todd@TPSmithRE.com