



DEVELOPMENT LAND FOR SALE

I-72 / WABASH INTERCHANGE



\$1.25 / PSF

PRIME development ground on Springfield's expanding west-side. These lots sits adjacent to the I-72 Business Park home to businesses such as MJ Kellner and American Metals Supply Co. This large piece offers GREAT access to the I-72 Interstate running east and west, as well as Wabash Avenue, a major thoroughfare in Springfield stretching nearly 6 miles across the city dissecting other high-traffic north and south roadways like Veterans Pkwy and MacArthur Blvd. This site is perfectly located near a strong hub of retail and restaurants offering an efficient path for lunch or other needs. Do NOT miss your chance to establish or grow your business in this strong and developing corridor!

Features

- ✓ Development Land
- ✓ +/- 8.46 - 25.32 acres available
- ✓ +/- 2,070' frontage on Old Rte 54
- ✓ Zoning: I-1 (Sangamon County)
- ✓ Near I-72/Wabash
- ✓ Near Strong Retail/Restaurant Hub
- ✓ I-55 just 6 miles away

Purchase this Land

Listing Broker: Todd Smith

📞 217.441.8000

🌐 TPSmithRE.com

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TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P. Smith, Designated Managing Broker



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1 I-72 Wabash Ave. Parcels 041 & 049 (w/o DA)

- | | | |
|-------------------------|-----------------------|----------------------------|
| 2 MJ Kellner | 7 BUNN-O-Matic | 12 Bella Milano |
| 3 American Metal Supply | 8 Altorfer CAT | 13 Quik N EZ (Gas C-Store) |
| 4 Mel-O-Cream Donuts | 9 The Boat Dock | 14 McDonalds |
| 5 Frito-Lay | 10 State of IL | 15 Centennial Park |
| 6 Simplex | 11 Buffalo Wild Wings | 16 Hope Church |

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