

750 E. Linton Avenue, Springfield, IL

DEVELOPMENT LAND FOR SALE OR BTS



DEVONSHIRE REALTY



PROPERTY OVERVIEW

DETAILS

Size: 22,367 SF

PRICE: \$99,500 (\$4.45/SF)

Over half an acre of prime land located in the 117-acre Park South mixed-use development. This lot has approximately 140 feet of frontage along Professional Drive, and 120 feet along Linton Avenue. Property will have shared access with Car-X on Linton Avenue, and can have dedicated access from Professional Drive, but doesn't currently have a curb cut. Lot is zoned I-1, which is conducive for many different uses. Property owner will consider a build-to-suit. Lot is parceled.

AREA DESCRIPTION: Property is located on the south east corner of Linton Avenue and Professional Drive in the Park South mixed-use development. Park South is bordered by 6th Street/I-55 and Stevenson Drive, both of which have direct access to I-72. The property is located just over 2-miles from the 762-acre University of Illinois-Springfield campus (5,100+ students), and less than 3-miles from the state capitol building. Area businesses include Walgreen's, County Market, Regions Bank, Jimmy John's, AutoZone, Car-X, McDonald's, the corporate headquarters of H.D. Smith, and the FBI's regional field office.

FOR MORE DETAILS CONTACT:

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Income	1-mi.	3-mi.	5-mi.
Per Capita Income (based on Total Population)	\$22,450	\$26,371	\$29,674
Average (Mean) Household Income	\$47,906	\$58,445	\$66,800
Median Household Income	\$40,417	\$41,253	\$47,307
Aggregate Income	\$172,875,097	\$1,658,779,593	\$3,734,221,975

Housing and Household's	1-mi.	3-mi.	5-mi.
Total Housing Units	3,934	30,947	60,355
Total Households	3,581	27,852	55,225
Owner-Occupied: Owned with a mortgage or loan	1,634	10,855	23,450
Owner-Occupied: Owned free and clear	726	4,953	11,356
Renter-Occupied	1,222	12,044	20,419
Aggregate Contract Rent	\$610,959	\$6,473,050	\$11,178,703
Average (Mean) Number of Vehicles Available	1.6	1.6	1.7

Population	1-mi.	3-mi.	5-mi.
Total Population	7,757	62,921	125,381

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