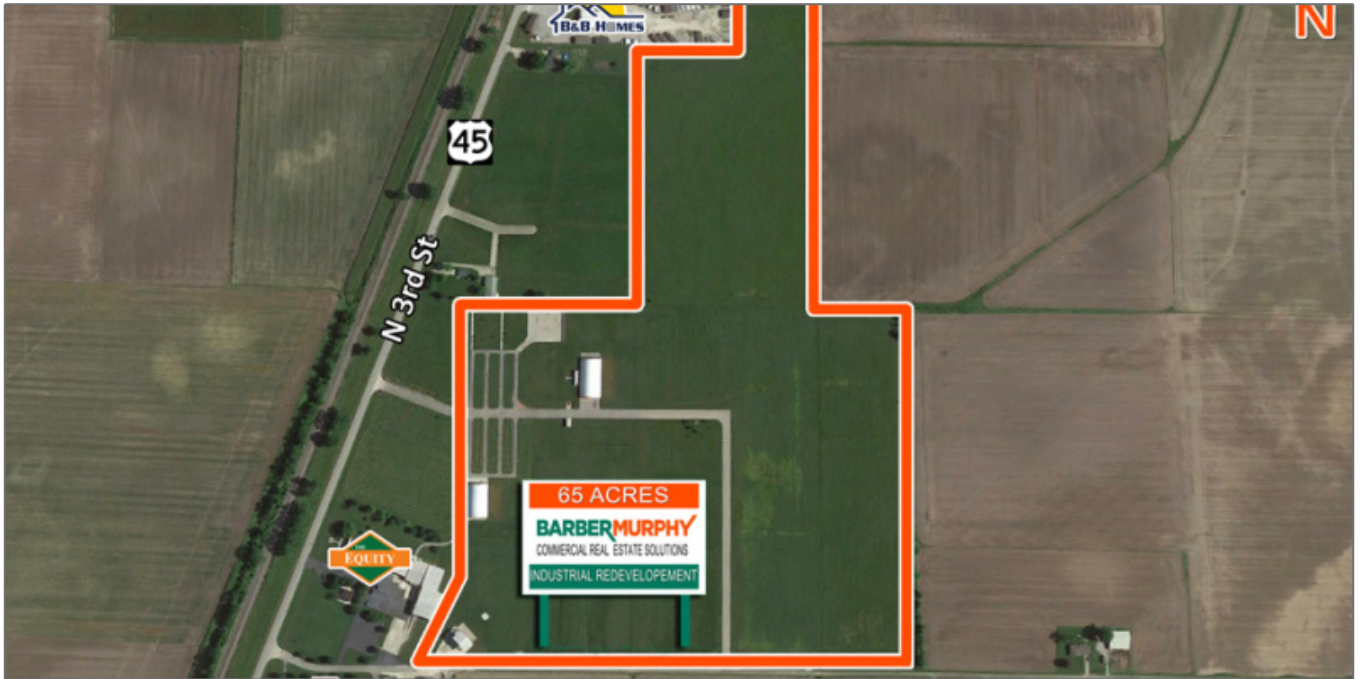


## 73+/- Acre Industrial Development Site

2900 North 3rd, Effingham, Illinois 62401  
Fayette County

**Steve Zuber - CCIM, SIOR**  
Phone: 314-409-7283  
Email: [steve@barbermurphy.com](mailto:steve@barbermurphy.com)



### Basic Details

Listing No:	2518
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Industrial
Lot Size (Acres):	73.29 Acre(s)
Max Acres Available:	73.29 Acre(s)
Sale Price:	\$55,000/Acre
Sale Price Per Sqft:	\$1.26

### Address

Country:	US
State:	IL
County:	Fayette
City:	Effingham
Zipcode:	62401
Street Number:	2900
Street:	North 3rd

### Property Information

Zoning:	M-1/Commercial
Zoning By:	City of Effingham
Enterprise Zone:	Yes
Survey:	Yes
Property Tax:	\$1,390.62
Tax Year:	2020
Traffic Count:	5,900
Topography:	Flat

### Land Measurements

Acres:	73.29 Acre(s)
Frontage:	2,466 ft
Depth:	1,567 ft

### Utility Information

### Transportation

Water Provider:	City of Effingham
Water Provider Service:	10"
Water Provider Location:	On Site
Sewer Provider:	City of Effingham
Sewer Provider Service:	12"
Sewer Provider Location:	On Site
Gas Provider:	Ameren Illinois
Gas Provider Service:	6"
Gas Provider Location:	East side along Route 45
Electric Provider:	Ameren Illinois/Norris Electric
Electric Provider Service:	12Kv
Electric Provider Location:	East side along Route 45
Telecom Provider:	Consolidated
Telecom Provider Service:	Fiber Optics
Telecom Provider Location:	On Site

Interstate:

I-70/57 1.5 miles