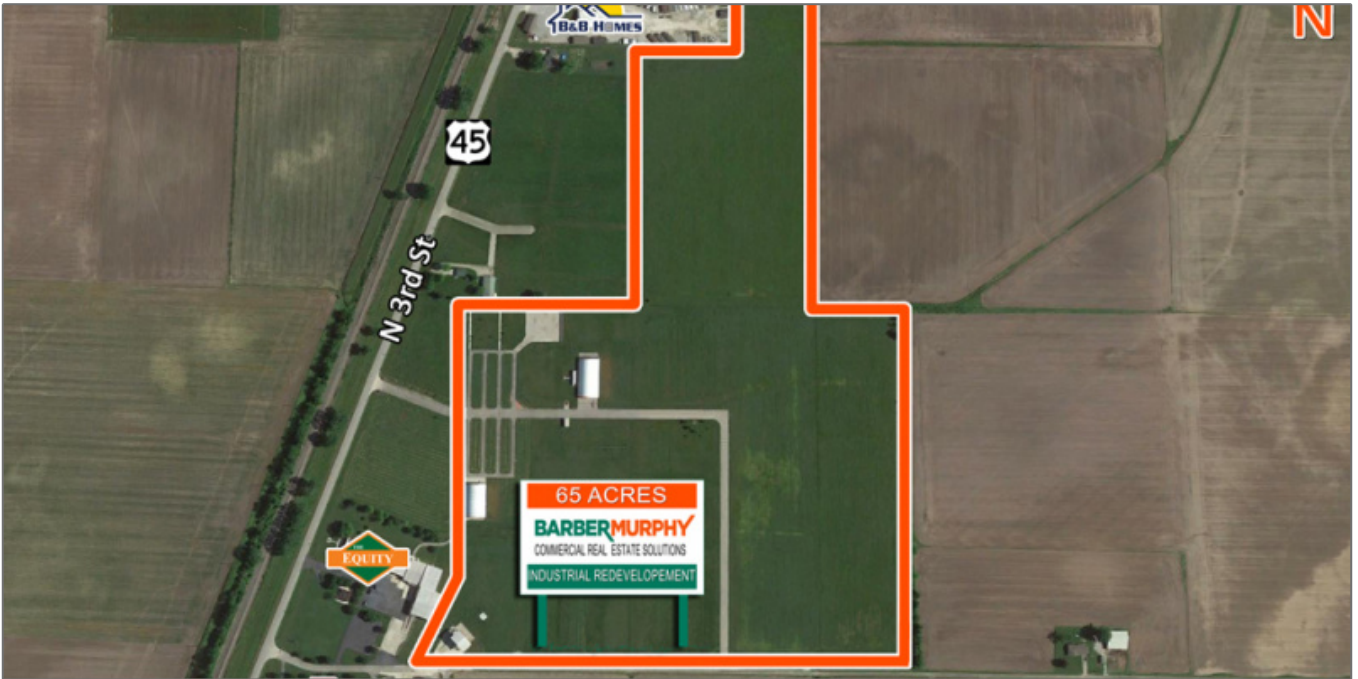


73+/- Acre Industrial Development Site

2900 North 3rd, Effingham, Illinois 62401
Fayette County

Steve Zuber - CCIM, SIOR
Phone: 314-409-7283
Email: steve@barbermurphy.com



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