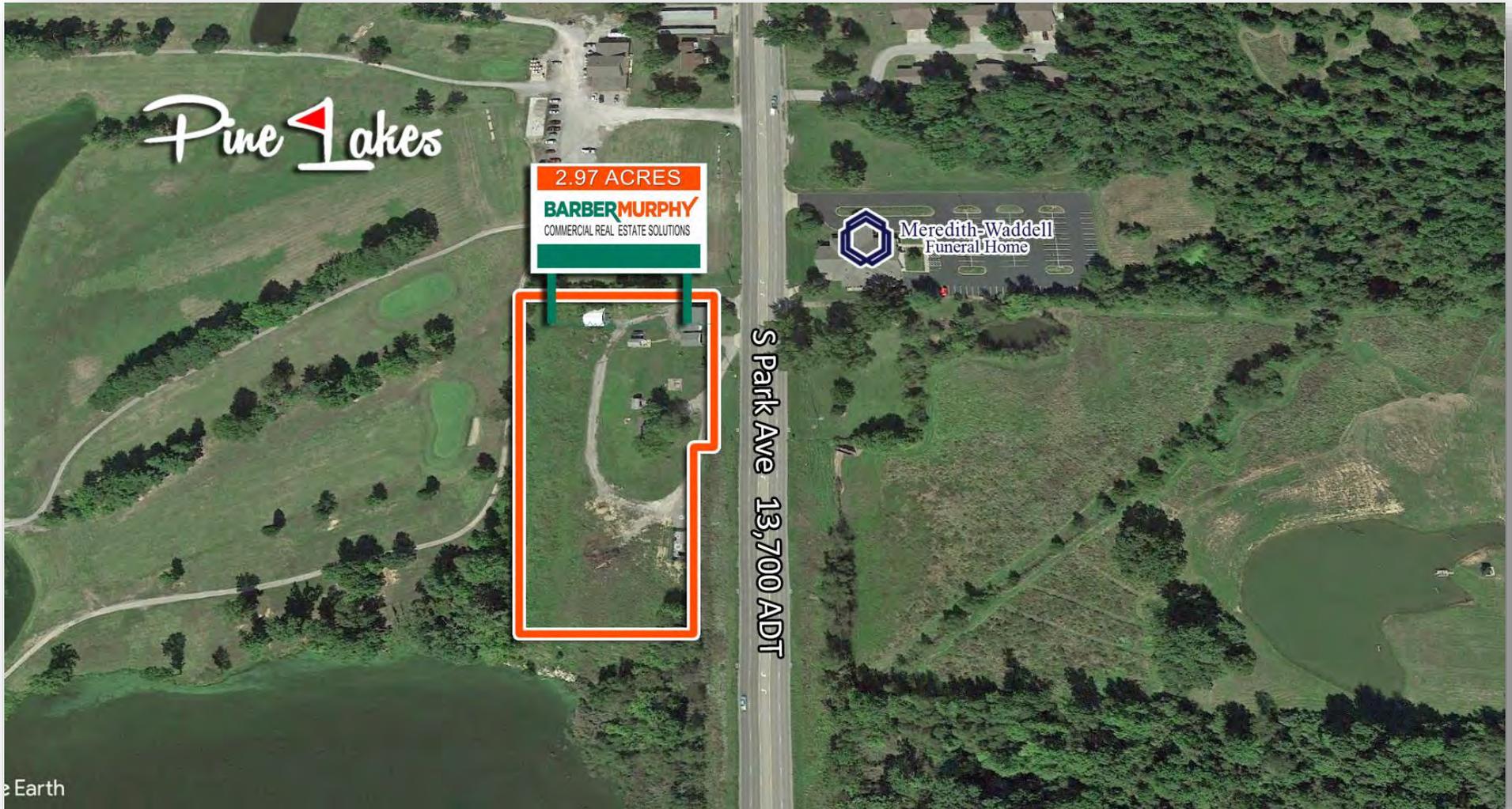


2.97 Acre Commercial Site

2709 South Park Ave., Herrin, IL 62948



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Mike Pierceall – AICP, CEcD
C: 618.791.8396
MikeP@barbermurphy.com





PROPERTY SUMMARY

2.97 Acres along IL Route 148 on the south side of Herrin along primary business corridor with 13,700 ADT. Site is located in a TIF District. Located in a fast growing commercial area with variety of office, fast food and related businesses. All essential utilities on Site.

SALE PRICE: \$385,000/\$129,630 per Acre/\$2.98 SF

Adjoining Land For Sale



2705 South Park Ave., Herrin, IL 62948



1.49 Acres fronting IL Route 148 on the south side of Herrin along primary business corridor with 13,700 ADT. It is located in a TIF District with all utilities on site. Located in a fast growing commercial area with variety of office, fast food and related businesses. All essential utilities on Site.

Listing # 2690

Listing No: 2441

Land

Beltz
2709 South Park Avenue
Herrin, IL 62948

SALE INFORMATION:

For Sale: Yes
Sale Price: \$385,000
Sale Price/Acre: \$129,630
Sale Price/SF: \$2.98

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

2.97 acres commercial property located on IL Rt. 148, the major commercial highway corridor serving Herrin. Highly visible location with strong commercial growth. Located in TIF District. Adjoining property also available.

Total Acres Available: 2.97

Min Divisible Acres: 2.97

LAND MEASUREMENTS:

Acres: 2.97
Frontage: 511 FT
Depth: 341 FT

Subdivide Site: No

TRANSPORTATION :

Interstate: I-57
Rail:
Barge:
Airport:

PROPERTY INFORMATION:

Parcel No: 06-06-400-002	TIF: Yes	Property Tax: \$1,300.00
County: Williamson	Enterprise Zone: No	Tax Year: 2020
Zoning: Business	Survey: No	
Zoning By: City of Herrin	Environmental: No	Traffic Count: 13,700
Complex:	Archaeological: No	Topography: Flat

UTILITY INFORMATION

Water Provider: City of Herrin	Service:	Location: On Site
Sewer Provider: City of Herrin	Service:	Location: On Site
Gas Provider:	Service:	Location:
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

Mike Pierceall
Office: (618) 277-4400
mikep@barbermurphy.com
Cell: (618) 791-8396

