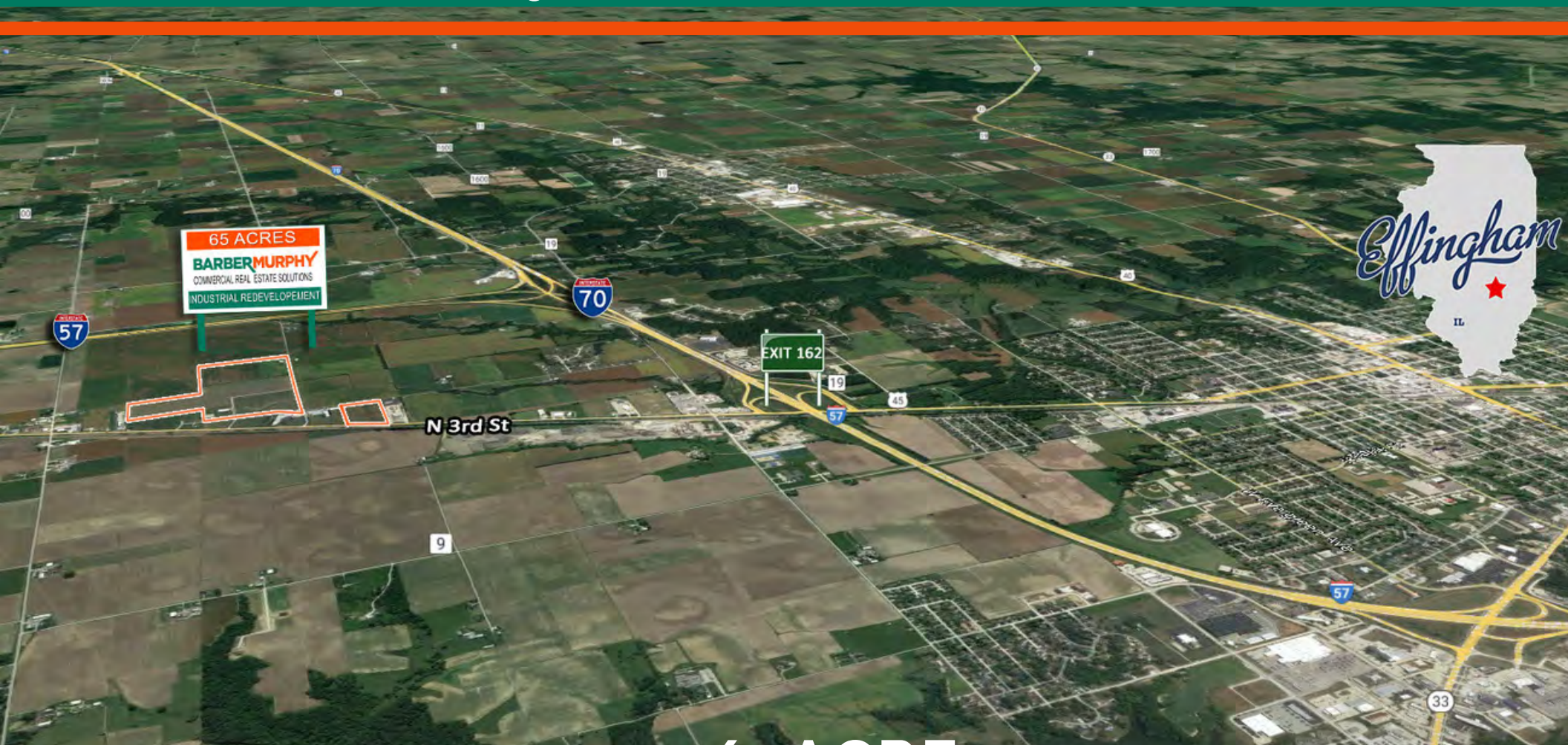


2900 North 3rd Street, Effingham, IL 62401



73+/- ACRE COMMERCIAL & INDUSTRIAL SITES FOR SALE

WILL SUB-DIVIDE OR BUILD TO SUIT

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BARBERMURPHY

SITE MAP

2900 North 3rd Street, Effingham, IL 62401



CONCEPTUAL SUBDIVISION PLANS

Map Locator ID	Price/Acre	Zoning	Approx. Acres +/-	Estimate sale price
1	\$65,000.00	Industrial	5	\$325,000.00
2	\$65,000.00	Industrial	5	\$325,000.00
3	\$80,000.00	Industrial	5	\$400,000.00
4	\$65,000.00	Industrial	5	\$325,000.00
5 Under Contract	\$50,000.00	Industrial	9	\$450,000.00
6	\$50,000.00	Industrial	10	\$500,000.00
7	\$65,000.00	Industrial	3.5	\$227,500.00
8	\$80,000.00	Industrial	5	\$400,000.00
9	\$40,000.00	Industrial	4	\$160,000.00
10	\$40,000.00	Industrial	3.5	\$160,000.00
11	\$40,000.00	Industrial	3.5	\$140,000.00
12	\$40,000.00	Industrial	3.5	\$140,000.00
13	\$120,627	Commercial	8.29	\$999,997.83
			Approx. 73+/-	



Lots 1-12 zoned industrial



Lot 13 zoned commercial



Property sizes are only estimates & lot sizes can be negotiated

UTILITY INFORMATION

2900 North 3rd Street, Effingham, IL 62401



WATER PROVIDER

City of Effingham

- 10" Service
- On Site



SEWER PROVIDER

City of Effingham

- 12" Service
- On Site



GAS PROVIDER

Ameren IL

- 6" Service
- Along East side of Route 45



ELECTRIC PROVIDER

Ameren IL

- 12Kv Service
- Along East side of Route 45



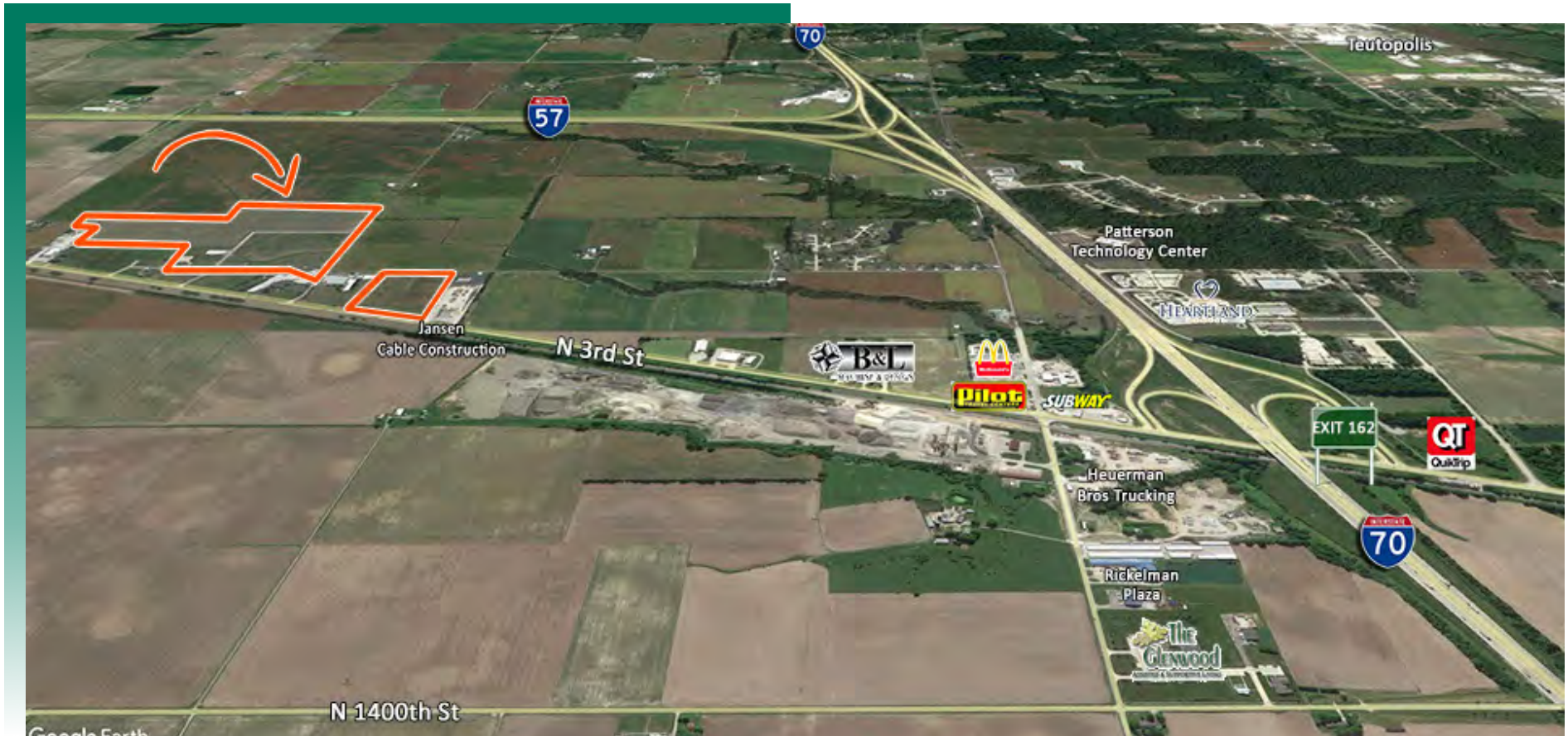
TELECOM PROVIDER

Consolidated

- Fiberoptic Service
- On Site

AREA MAP

2900 North 3rd Street, Effingham, IL 62401



LOCATION OVERVIEW

This site benefits from convenient proximity to interstates, with I-57 & I-70 accessible within a mere 1.5-mile distance. Furthermore, its location is situated at an interchange with minimal traffic congestion.

PROPERTY OVERVIEW

This subdividable site, located in an Enterprise Zone, is zoned M-1 Industrial and has access to all necessary utilities. Additionally, the property features an interior road that can accommodate heavy truck traffic. The improvements include two domed buildings measuring 72' x 120' and 72' x 140', as well as an Amphitheatre structure. For further information on build-to-suit options, please contact the broker.

DEMOGRAPHICS & AREA OVERVIEW - "Crossroads of Opportunity"

2900 North 3rd Street, Effingham, IL 62401

AREA OVERVIEW

Project is located in Effingham County in Central Illinois approximately 211 miles to Chicago, 101 miles to St. Louis, 240 miles to Nashville and 226 miles to Louisville. The 15 mile area has a population of approx. 40,948 residents. Effingham has been coined the "Crossroads of Opportunity," as Interstates 57 and 70 intersect through the city. Effingham draws workers from an eight-county area with a trade population of 175,000.

Major employers in the region include HSHS St. Anthony Memorial Hospital, Heartland Dental, The Equity, Flex-N-Gate, Patterson Companies, Sherwin Williams Company, South Central FS, and John Boos and CO, all of which are within 5 miles of the project.

Additionally, the region is home to thriving manufacturing, logistics, healthcare, retail and hospitality sectors.

DEMOGRAPHICS

5 Mile Radius



Population
18,109



Households
7,623



Avg. Household
Income
\$67,222



Total Businesses
1,408



Total Employees
22,199



LAND PROPERTY SUMMARY

2900 North 3rd Street, Effingham, IL 62401

#2518

SALE INFORMATION:

Sale Price/Acre: \$55,000 (Undivided)

Sale Price/SF: \$1.26

LAND MEASUREMENTS:

Acres: 73.29 AC

Total Acres Available: 73.29 AC

Min Divisible Available: 3.5 AC

Frontage: 2,466 FT

Depth: 1,567 FT

Subdivide Site: Yes

PROPERTY INFORMATION:

Parcel No: 1212003048, 1212003006
& 1212003037

County: Fayette

Zoning: M-1/Commercial

Traffic Count: 5,900

TIF: No

ENTERPRISE Zone: Yes

Foreign Trade Zone: No

Survey: No

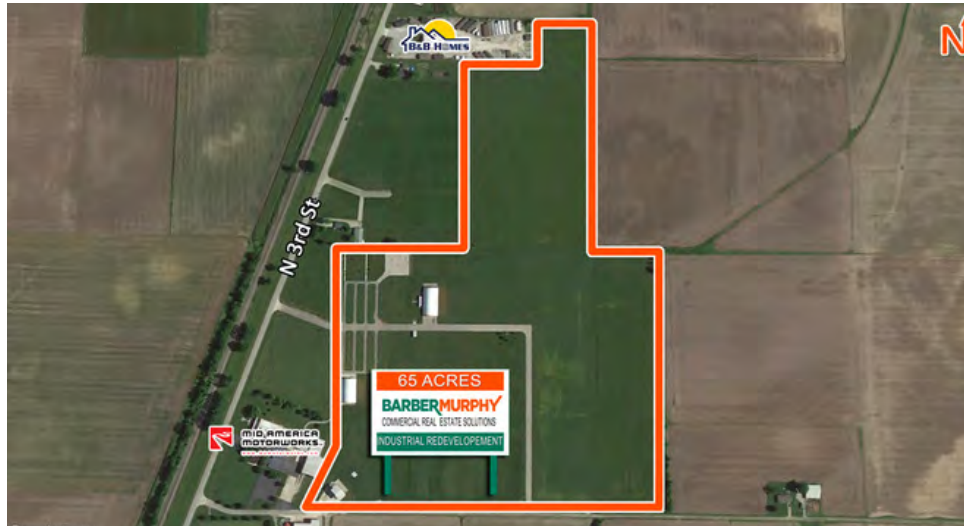
Environmental: No

Archaeological: No

Property Tax: \$1,390.62

Tax Year: 2020

Topography: Flat



UTILITY INFORMATION:

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

TRANSPORTATION:

Interstate: I-70/57 1.5 Miles

COMMENTS:

(2) Entrances off Route 45. Improvements include (2) dome top buildings and an amphitheater. 1st building is 72" x 120" with (2) 30" x 15" drive-in doors. 2nd building is 72" x 140" with (1) 30" x 15" drive in doors. Interior road is rated for heavy truck traffic. All utilities available. Zoned M-1

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