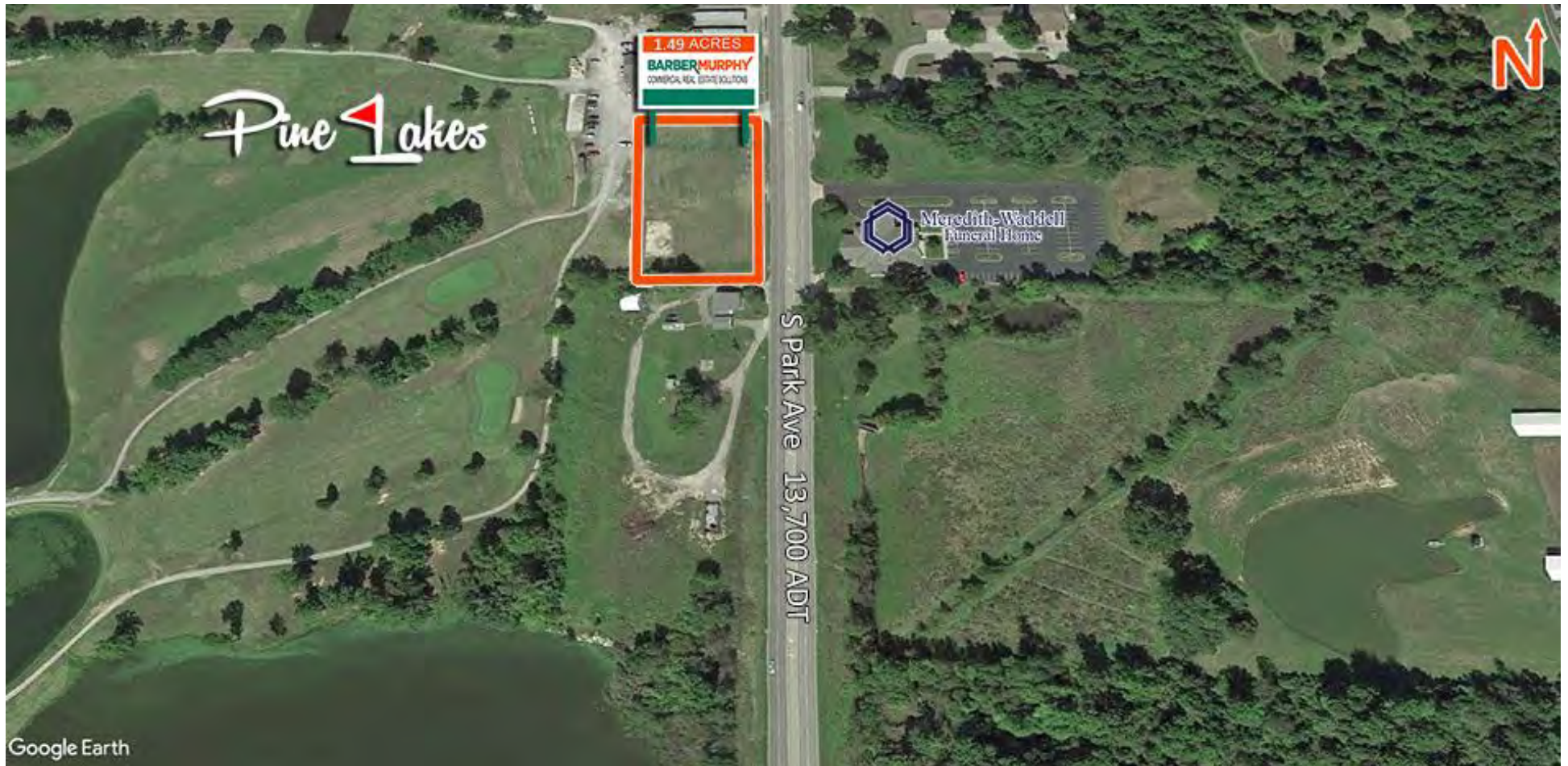


# 1.49 Acre Commercial Site

2705 South Park Ave., Herrin, IL 62948



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Mike Pierceall – AICP, CEcD  
C: 618.791.8396  
[MikeP@barbermurphy.com](mailto:MikeP@barbermurphy.com)





## PROPERTY SUMMARY

- 1.49 acre commercial lot fronting on IL Route 148; 1.5 miles north of IL Route 13
- Highly visible location with utilities on site
- Located in TIF

**SALE PRICE: \$421,879/\$6.50 SF**

# Adjoining Land For Sale



2709 South Park Ave., Herrin, IL 62948



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.

Listing # 2441

**Listing No:** 2689

**Total Acres Available:** 1.49

**Min Divisible Acres:** 1.49

**Land**

2705 S. Park Avenue  
Herrin, IL 62948

**LAND MEASUREMENTS:**

**Acres:** 1.49  
**Frontage:** 320 FT  
**Depth:** 202 FT  
**Subdivide Site:** yes



**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$421,879  
**Sale Price/Acre:** \$283,140  
**Sale Price/SF:** \$6.50

**TRANSPORTATION :**

**Interstate:**  
**Rail:**  
**Barge:**  
**Airport:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 06-06-256-001 & 002	<b>TIF:</b> Yes	<b>Property Tax:</b> \$1,843.00
<b>County:</b> Williamson	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2021
<b>Zoning:</b> Commercial	<b>Survey:</b> Yes	
<b>Zoning By:</b> City of Herrin	<b>Environmental:</b> No	<b>Traffic Count:</b> 14,500
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**Comments**

1.49 acre commercial lot fronting on IL, Rt. 148 (South Park Street) on south side of Herrin along the primary business corridor with 14,500 ADT. Lot fronts on the entrance to Pine Lakes Golf Course 1.5 miles from IL, Rt. 13. This high profile property is suitable for variety of office, fast food and other highway related businesses requiring high visibility. Adjoining property also available.

**UTILITY INFORMATION**

<b>Water Provider:</b> City of Herrin	<b>Service:</b>	<b>Location:</b> To site
<b>Sewer Provider:</b> City of Herrin	<b>Service:</b>	<b>Location:</b> To site
<b>Gas Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> To site
<b>Electric Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> To site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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