

17.29 ACRE PRIME I-72 SHOVEL-READY COMMERCIAL SITE

I-72 Exit 20 & Route 4, Barry, IL 62312



BARBERMURPHY

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

I-72 Exit 20 & Route 4, Barry, IL 62312



LOCATION OVERVIEW

Located off I-72 - Exit 20 in Western Pike County Illinois. Site is in a TIF and Enterprise Zone. The Barry City Fathers are aggressive and forward thinking.

IDOT-confirmed 8,450 AADT on I-72 at Exit 20. Combined with 2,700 AADT on County Route #4, the site enjoys strong highway and local traffic exposure suitable for hotel/motel, sit-down restaurant, retail, and service commercial.

SITE DETAILS

I-72 Exit 20 & Route 4, Barry, IL 62312



17.29 Acres
Available Acreage

\$404,067
Asking Price

\$50,000/AC
4.3 Acres

\$20,000/AC
12.99 Acres

8,450 ADT
Daily Traffic Count

B-2 Highway
Zoning Class

- ✓ TIF District
- ✓ Enterprise Zone
- ✓ All Utilities On-Site
- ✓ I-72 Immediate Access

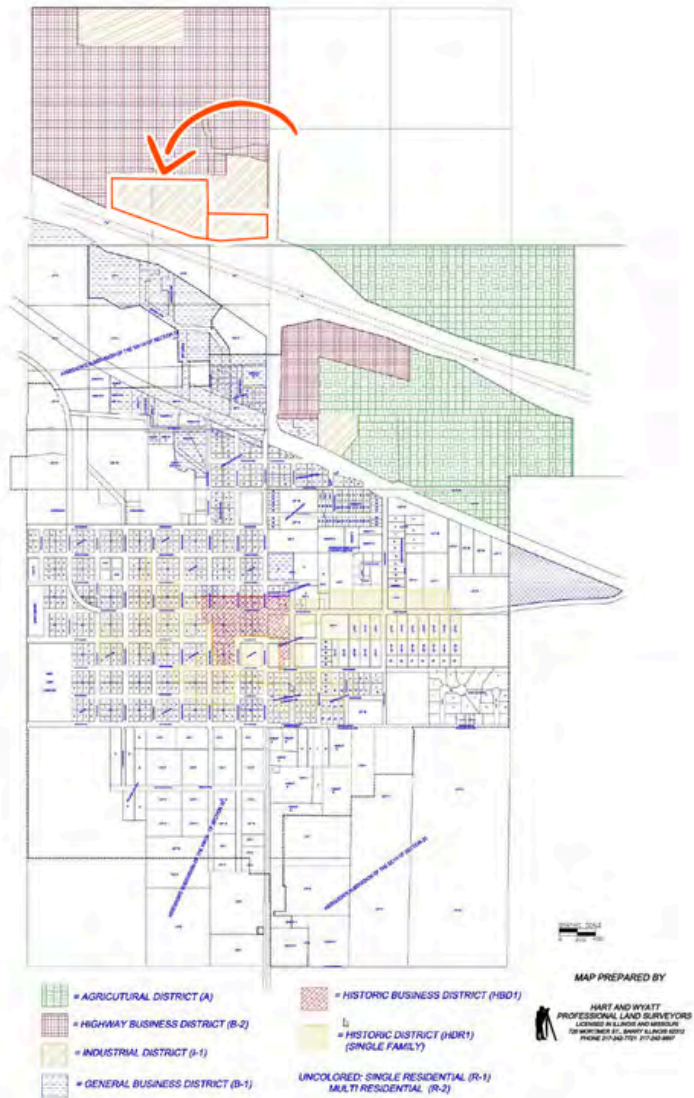
**+/- 17.29
ACRES**

ACRES REMAINING - READY FOR DEVELOPMENT
2.0 acres conveyed to Barry Dental Care for incoming dental clinic, confirming corridor viability. 12.99-ac north tract and 4.3-ac retained parcel on Route 4 actively marketed.

Min. Divisible: 4.3 Acres
Max. Contiguous: 17.29 Acres

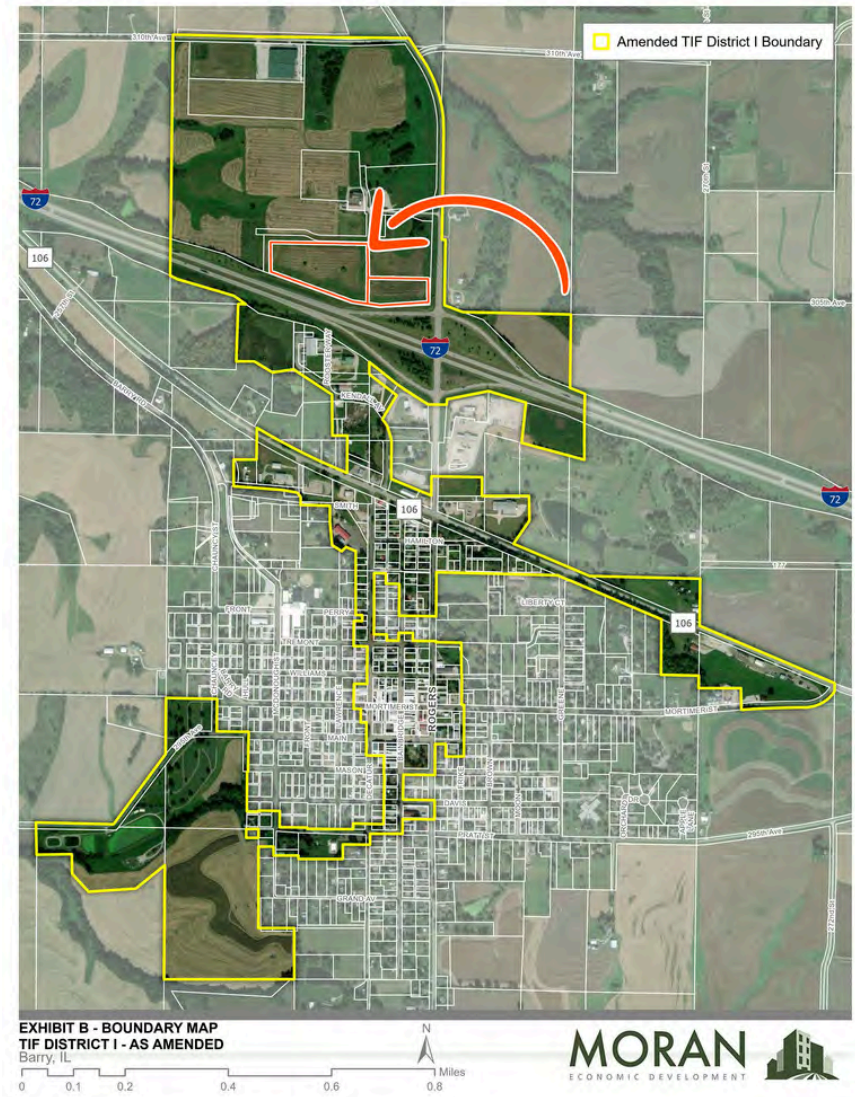
ZONING AND TIF MAPS

I-72 Exit 20 & Route 4, Barry, IL 62312



City of Barry - Official Zoning Map

Subject property zoned B-2 Highway Business. Supports hotel/motel, sit-down restaurant, retail, medical/professional office, pharmacy, and light industrial uses.

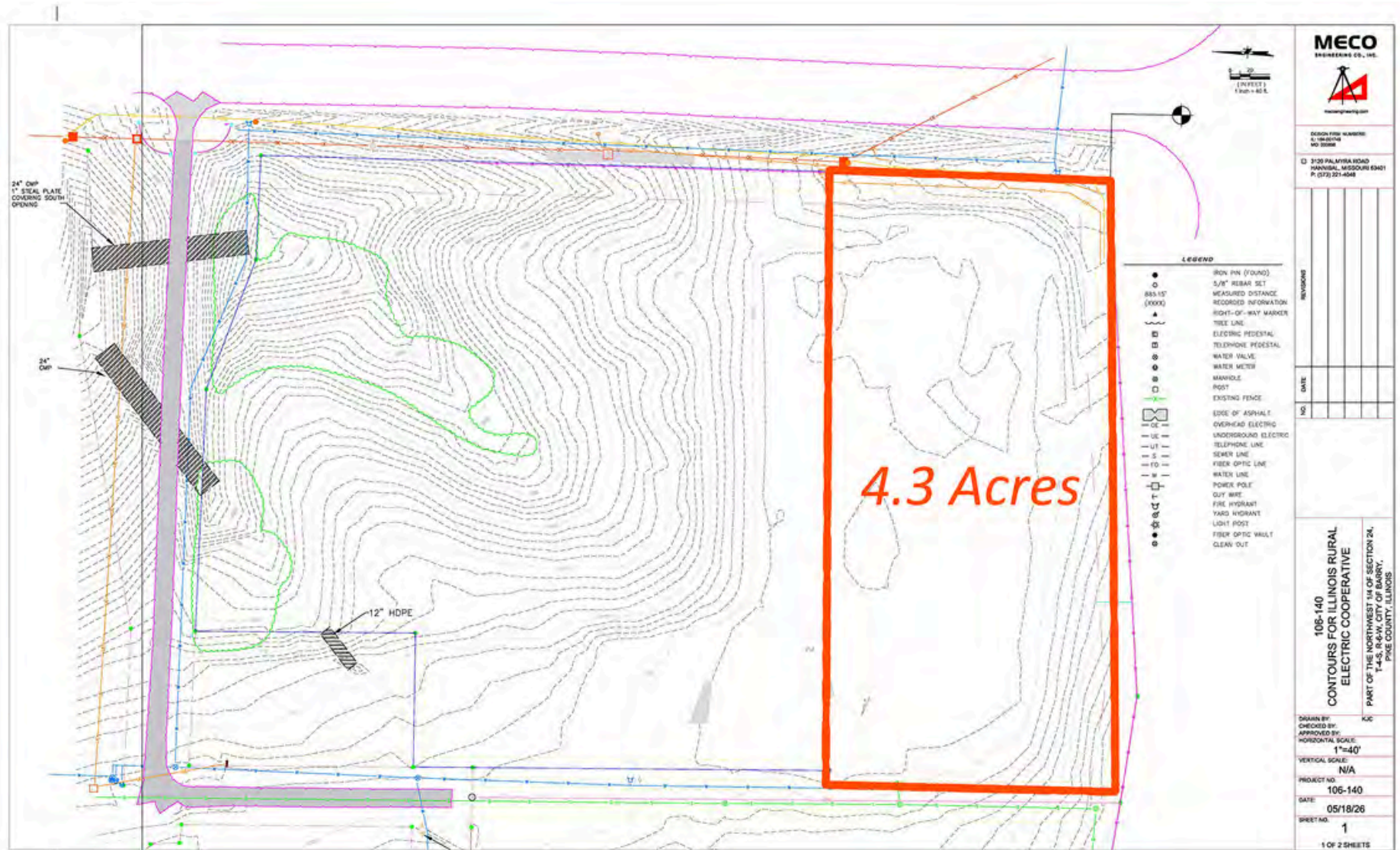


Barry TIF #1 - Land Use Map

Subject property within Barry TIF #1 boundary (DMi LLC, 2008). TIF covers the I-72 interchange corridor — tax increment reinvested for up to 23 years to fund infrastructure and development incentives.

TOPOGRAPHIC SURVEY

I-72 Exit 20 & Route 4, Barry, IL 62312



Topographic Survey – MECO Engineers (Job 106-140)

Prepared by MECO Engineers, Sheet 1 of 2, dated 05/18/26. Covers NW ¼ Section 24, T-4-S, R-6-W, City of Barry, Pike County, IL. Documents: 2-ft contour intervals at 710–730 ft elevation; 12" HDPE pipe; proposed road section; drainage; city fiber; underground and overhead electric. No known environmental concerns per seller disclosure.

LAND PROPERTY SUMMARY

I-72, EXIT 20 & ROUTE 4

LISTING # 2791

LOCATION DETAILS:

Parcel #: 46-027-07c and 46-027-07e
County: IL - Pike
Zoning: B-2 Highway Business

PROPERTY OVERVIEW:

Lot Size: 17.29 Acres
Min Divisible Acres: 4.3
Max Contig Acres: 17.29
Frontage: 3,000'
Depth: 1,000'
Land Status: Vacant
Topography: Flat with some Rolling
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-72 Immediate

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 8,400
Taxes: \$2,874.86
Tax Year: 2022

SALE INFORMATION:

Sale Price (17.29 Acres): \$404,067
\$/SF (Land): \$0.54
\$/Acre (12.99 Acres): \$20,000
\$/Acre (4.3 Acres): \$50,000

UTILITY INFO:

Water Provider: City of Barry
Water Location: On Site
Sewer Provider: City of Barry
Sewer Location: On Site
Electric Provider: Illinois Electric Cooperative
Electric Location: On Site

PROPERTY DESCRIPTION:

An interstate commercial land opportunity at I-72 Exit 20 in western Pike County, Illinois —strategically positioned development sites in the region. This 17.29± contiguous acres of B-2 Highway Business—zoned ground offers unmatched visibility and direct access from Interstate 72, the primary east-west corridor through west-central Illinois connecting Quincy and Springfield.

The site sits immediately adjacent to the Exit 20 cloverleaf with over 3,000 feet of combined highway and county road frontage along I-72 and County Route #4. Topography is flat-to-gently-rolling at approximately 710–730 feet elevation. All utilities confirmed on-site — city water, city sewer, and electric — making this a shovel-ready commercial site

The seller is the regional power provider and is motivated to attract employment-generating commercial development. Barry Dental Care recently acquired 2.0 acres for an incoming dental clinic, validating the site's commercial readiness and catalyzing the City of Barry to commit to paving and annexing the access road.

Immediately north lies the Ascend Wellness Holdings cannabis cultivation and production facility on Revolution Road — a major regional employer generating consistent weekday commuter and vendor traffic. The site is within the Barry TIF District and Pike County Enterprise Zone. Permitted uses: hotel/motel, sit-down restaurant, medical/professional office, retail, pharmacy, and light industrial.



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