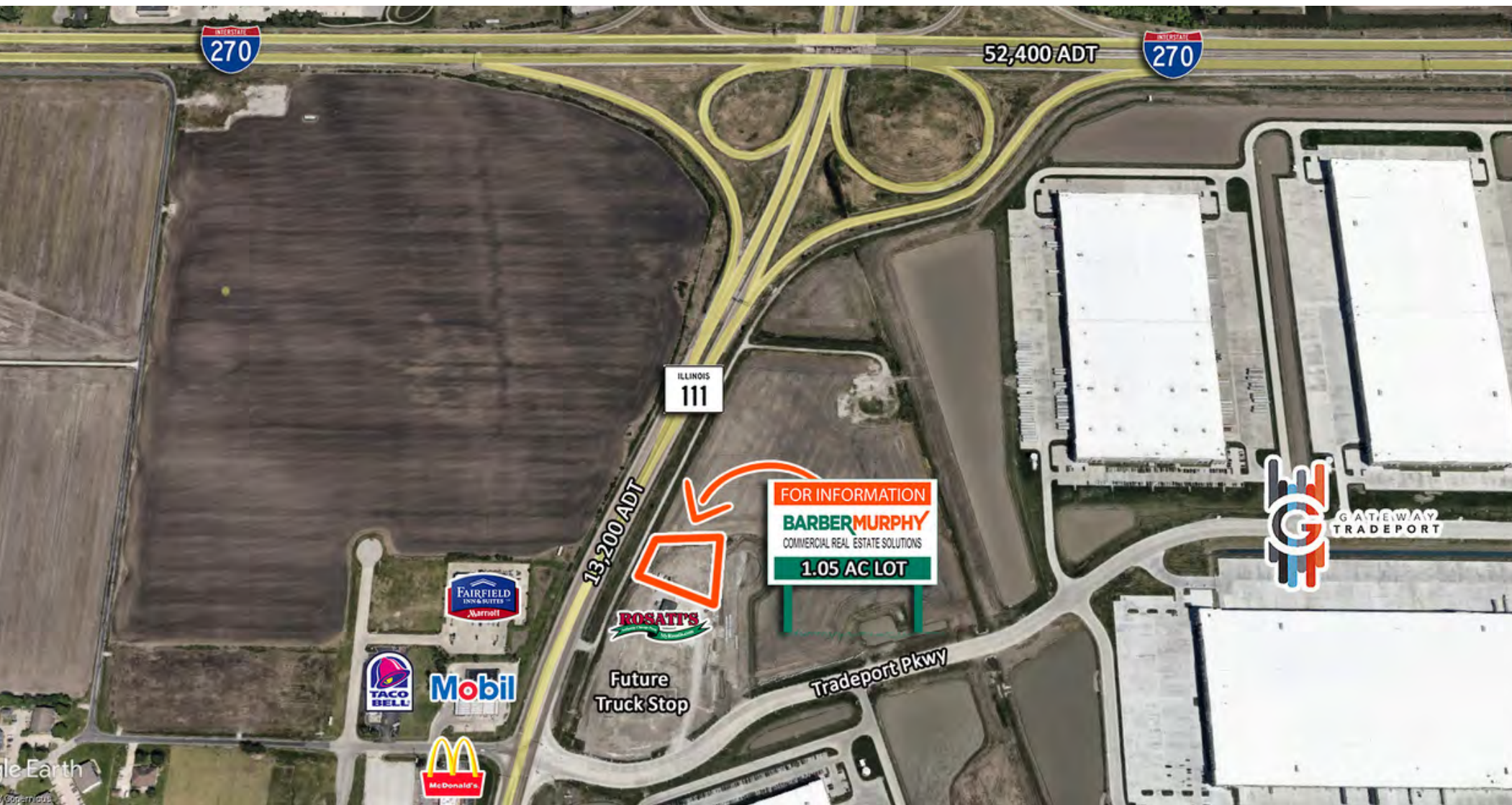


FOR SALE OR LEASE > 1.05 ACRE DEVELOPMENT SITE/BUILD TO SUIT

5171 Pagano Court, Pontoon Beach, IL 62040



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

5171 Pagano Court, Pontoon Beach, IL 62040



LOCATION OVERVIEW

5171 Pagano Ct sits in the southeast quadrant of I-270 and Highway 111, one of the Metro East's most heavily traveled interchanges. The site offers high visibility and convenient access to both I-270 and I-255, providing strong connectivity to St. Louis and the regional highway network. Pontoon Beach has become a key industrial and logistics hub, anchored by Gateway Trade Port directly across from the site. The development includes major distribution and warehouse users, including Amazon, generating steady employee, freight, and logistics traffic. The surrounding area continues to see commercial growth, with a new truck stop under development nearby and Rosati's Pizza adjacent to the site. This combination of industrial, retail, and travel-related activity strengthens the corridor's growing commercial presence.

LAND PROPERTY SUMMARY

5171 PAGANO COURT, PONTOON BEACH, IL 62040

LISTING # 2922

LOCATION DETAILS:

Parcel #: 18-2-14-35-00-000-055
County: IL - Madison
Zoning: B-2

PROPERTY OVERVIEW:

Lot Size: 1.05 Acres
Min Divisible Acres: 1.05
Max Contig Acres: 1.05
Frontage: 130
Depth: 300
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-270 & I-255

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: Rt 111- 13,200; I-270-52,400



SALE INFORMATION:

REDUCED Sale Price: \$480,500
\$/SF (Land): \$10.51
Build to Suit: \$2.00/SF

UTILITY INFO:

Water Provider: Il American
Water Location: On Site
Sewer Provider: Madison Co
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

This ±1.05 acre pad-ready site is located in the southeast quadrant of I-270 and Highway 111 in Pontoon Beach, IL, offering exceptional visibility and access at one of the region's busiest interchanges. The property is available for sale or lease. Zoned B-2, the site accommodates a wide range of commercial uses including QSR, retail, and drive-thru development. All utilities are available at the site, and the property is pad-ready for immediate development. The location benefits from excellent access to I-255 and sits directly in front of Gateway Trade Port, home to large-scale industrial and warehouse users including Amazon, driving consistent employee and logistics traffic past the site daily. The property is also situated adjacent to Rosati's Pizza, with a new truck stop currently under development nearby — further strengthening the trade area's daily traffic counts and commercial draw. With strong interstate access, growing industrial and retail density, and a flexible B-2 zoning designation, this site presents an excellent opportunity for QSR, retail, or other commercial development in one of the Metro East's highest-traffic corridors.

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