

2.83 ACRE REDEVELOPMENT SITE ON WEST MAIN STREET

1001 W Main St., West Frankfort, IL 62896



SALE PRICE: \$225,000 - (OBO) Motivated Seller

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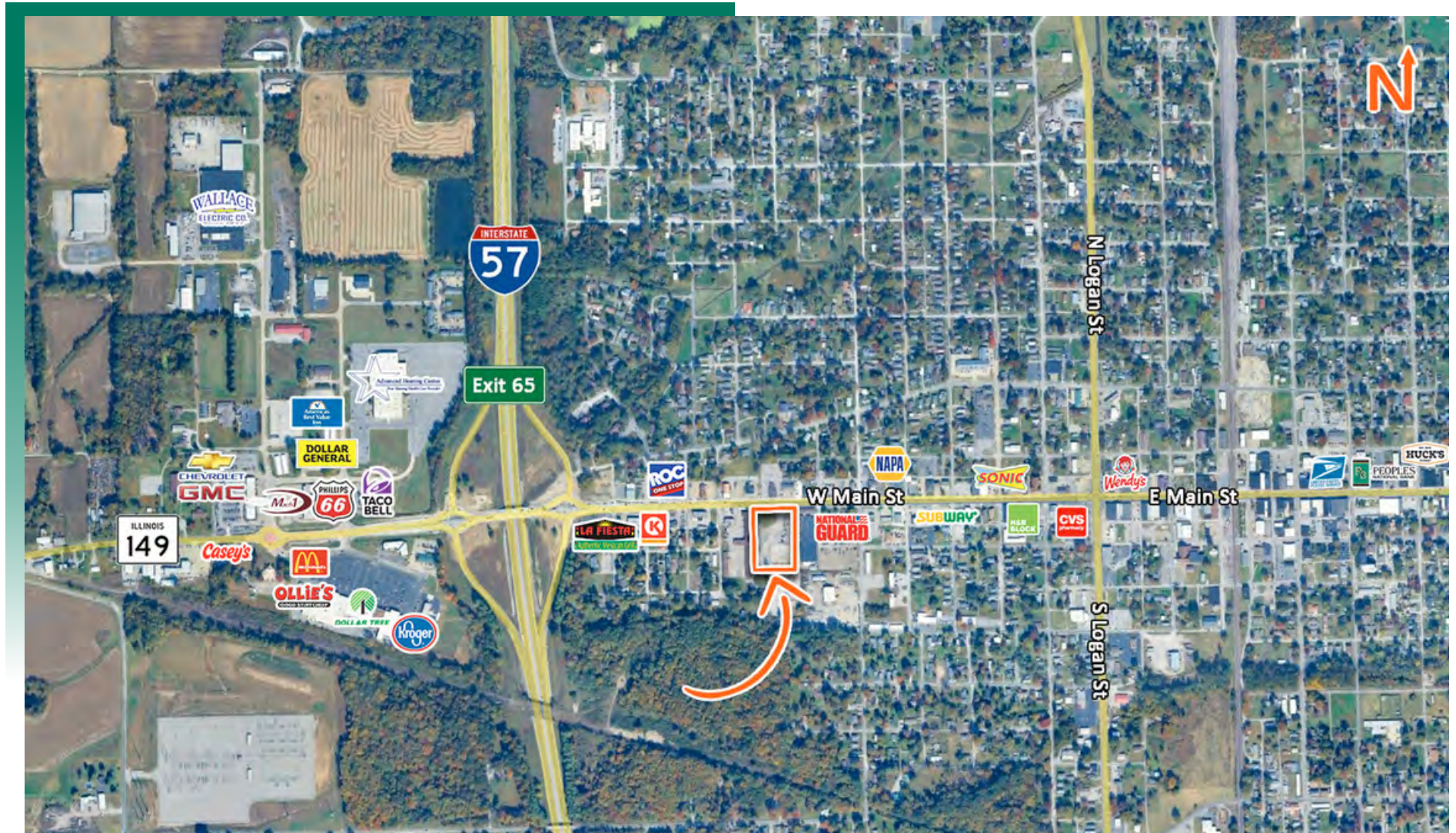
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AREA MAP

1001 W Main St., West Frankfort, IL 62896



LOCATION OVERVIEW

Located on West Main Street (IL Route 149), approximately a quarter-mile east of the I-57/IL Route 149 interchange (Exit 65), one of the primary commercial gateways into West Frankfort. The immediate trade area includes a strong mix of national and regional retailers, positioning this land parcel as an opportunity for a new-build user or investor looking to develop.

AREA MAP

1001 W Main St., West Frankfort, IL 62896



LOCATION

- 285' frontage on West Main St. (IL Route 149)
- Established retail corridor
- 8,700 ADT

REDEVELOPMENT OPPORTUNITY

- 2.83± acres for sale
- Cleared, build-ready site
- Bank-owned (REO)

ZONING & INCENTIVES

- B-1 Commercial zoning
- TIF District & Enterprise Zone
- Redevelopment incentives available

IDEAL USES

- Retail
- Quick-service restaurant
- Medical or office
- Multi-tenant commercial

LAND PROPERTY SUMMARY

1001 WEST MAIN ST

LISTING # 3292

LOCATION DETAILS:

Parcel #: 11-24-332-005; 11-24-332-019; 11-24-332-020
County: IL - Franklin
Zoning: B-1 - West Frankfort

PROPERTY OVERVIEW:

Lot Size: 2.83 Acres
Min Divisible Acres: 2.83
Max Contig Acres: 2.83
Frontage: 285
Depth: 445
Topography: Flat
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: Located quarter mile from I-57 & Rt. 149 interchange

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 8700
Taxes: \$8,295.64
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$225,000
Price / Acre: \$79,505
\$/SF (Land): \$1.83

UTILITY INFO:

Water Provider: City Served
Water Location: On Site
Sewer Provider: City of West Frankfort
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

2.83± Acre Redevelopment Site on West Main Street.
2.83± acres of commercial land available for sale at 1001 West Main Street, West Frankfort, IL. The site offers 285 feet of frontage along West Main Street (IL Route 149) and is positioned in a well-established retail corridor with solid daily traffic counts (8,700 ADT). The property is bank-owned (REO) and is being offered as land only – the former building has been removed from the site, providing a clean slate for new construction or redevelopment. The parcel is zoned B-1 (West Frankfort) and located within both a TIF District and an Enterprise Zone, offering potential incentives for qualified redevelopment projects. The site is well suited for retail, quick-service, medical/office, or multi-tenant redevelopment.

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