

1.19 ACRE COMMERCIAL DEVELOPMENT SITE

1919-1921 W Sycamore St., Carbondale, IL 62901



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Mike Pierceall - AICP, CEcD
Broker Associate
Office: (618) 277-4400 (Ext. 23)
Cell: (618) 791-8396
mikep@barbermurphy.com



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AREA MAP

1919-1921 W Sycamore St., Carbondale, IL 62901



LOCATION OVERVIEW

Highly visible 1.19 acre commercial site positioned at the signalized intersection of W. Sycamore St. and W. Main St. (IL Rt. 13); Carbondale's primary east-west business corridor serving Jackson and Williamson Counties. This prime location has an average daily traffic of 21,900 vehicles offering exceptional exposure for retail, service, and restaurant users. The surrounding district includes fast food, grocery, hardware, medical, financial, and service based users, creating a stable and high performing commercial environment.

PROPERTY INFORMATION

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SITE HIGHLIGHTS

- 1.19 Acres — Pad-Ready
- Signalized Corner at Main St (IL Rt. 13) & Sycamore St.
- 21,900 Average Daily Traffic
- Three Existing Curb Cuts
- All Utilities Available
- Directly Across from Murdale Shopping Center (87,600 SF) and along prime commercial area.



LOCATIONAL ADVANTAGES

- **Prime Rt. 13 Corridor Location** — Carbondale's dominant east-west commercial artery.
- **Established Retail District** — Surrounded by grocery, hardware, medical, financial, and service-based users.
- **High Daily Traffic & Visibility** — Strong, consistent activity from long-standing anchors and west-side neighborhoods.
- **Regional Draw** — Serves Carbondale, Murphysboro, Carterville, and the broader southern Illinois trade area.

LAND PROPERTY SUMMARY

1919-1921 W SYCAMORE ST., CARBONDALE, IL 62901

LISTING # 3320

LOCATION DETAILS:

Parcel #: 15-20-126-050 & 051
County: IL - Jackson
Zoning: SB (Secondary Business)

PROPERTY OVERVIEW:

Lot Size: 1.19 Acres
Min Divisible Acres: 1.19
Max Contig Acres: 1.19
Frontage: 250' Main St (IL. Rt. 13)
Depth: 275' on east side of property
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 21,900
Taxes: \$9,792.00
Tax Year: 2025



SALE INFORMATION:

Sale Price: \$385,000
Price / Acre: \$323,529
\$/SF (Land): \$7.43

UTILITY INFO:

Water Provider: City of Carbondale
Water Location: On Site
Sewer Provider: City of Carbondale
Sewer Location: On Site
Gas Provider: Ameren Illinois
Gas Location: On Site
Electric Provider: Ameren Illinois
Electric Location: On Site

PROPERTY DESCRIPTION:

This 1.19-acre site was previously improved with two commercial uses and has been cleared and pad ready for redevelopment. All essential utilities are available. Three existing curb cuts along Sycamore Street provide flexible access options. The property's corner positioning and strong traffic counts make it ideal for high profile commercial projects. Ideal uses include QSR / fast food, convenience retail, medical or professional office, financial services, automotive related, or other high visibility commercial concepts seeking strong corridor positioning.