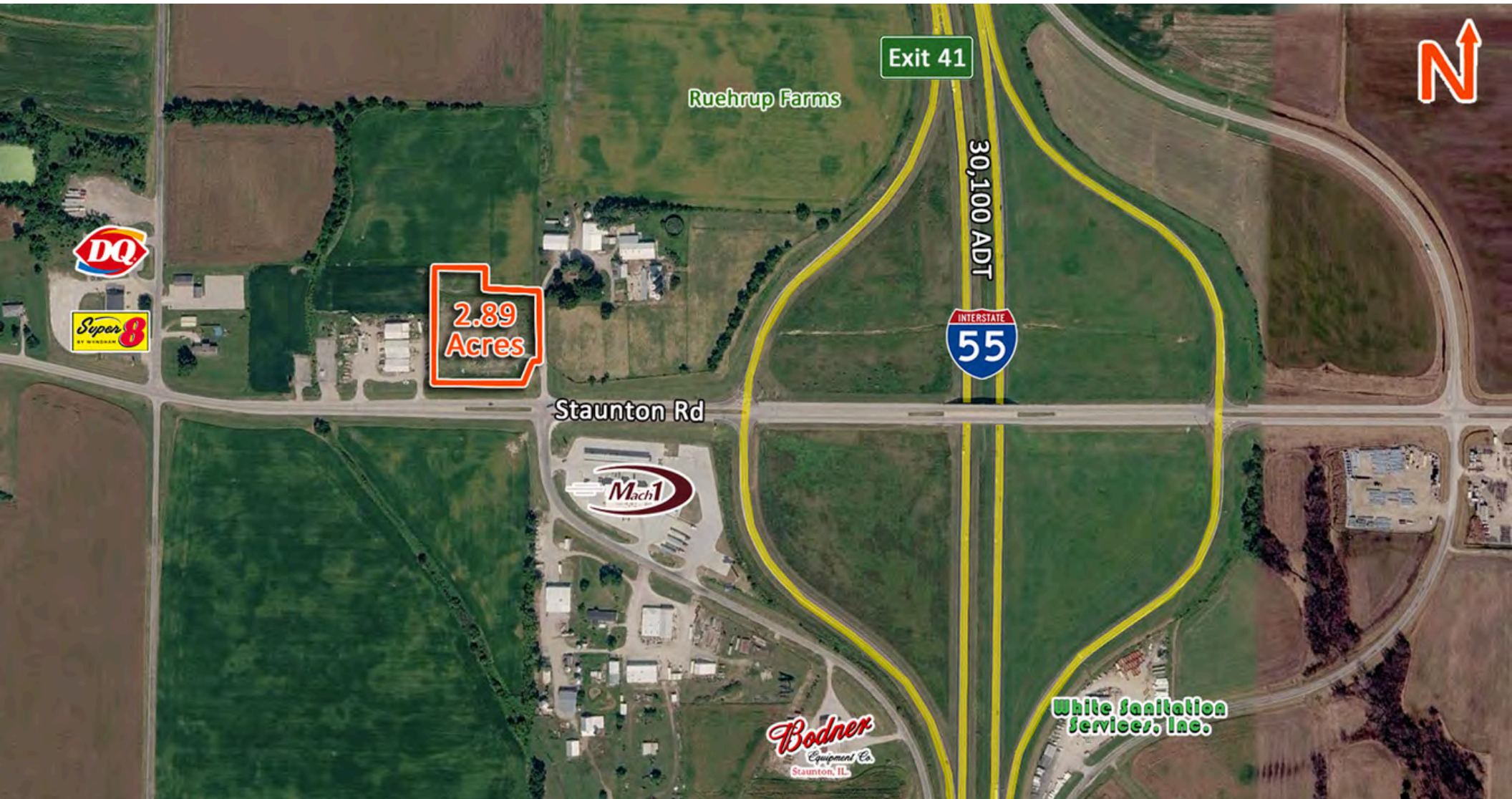


HIGH-VISIBILITY 2.89-ACRE COMMERCIAL SITE - TIF DISTRICT

Staunton Rd., Staunton, IL 62088



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

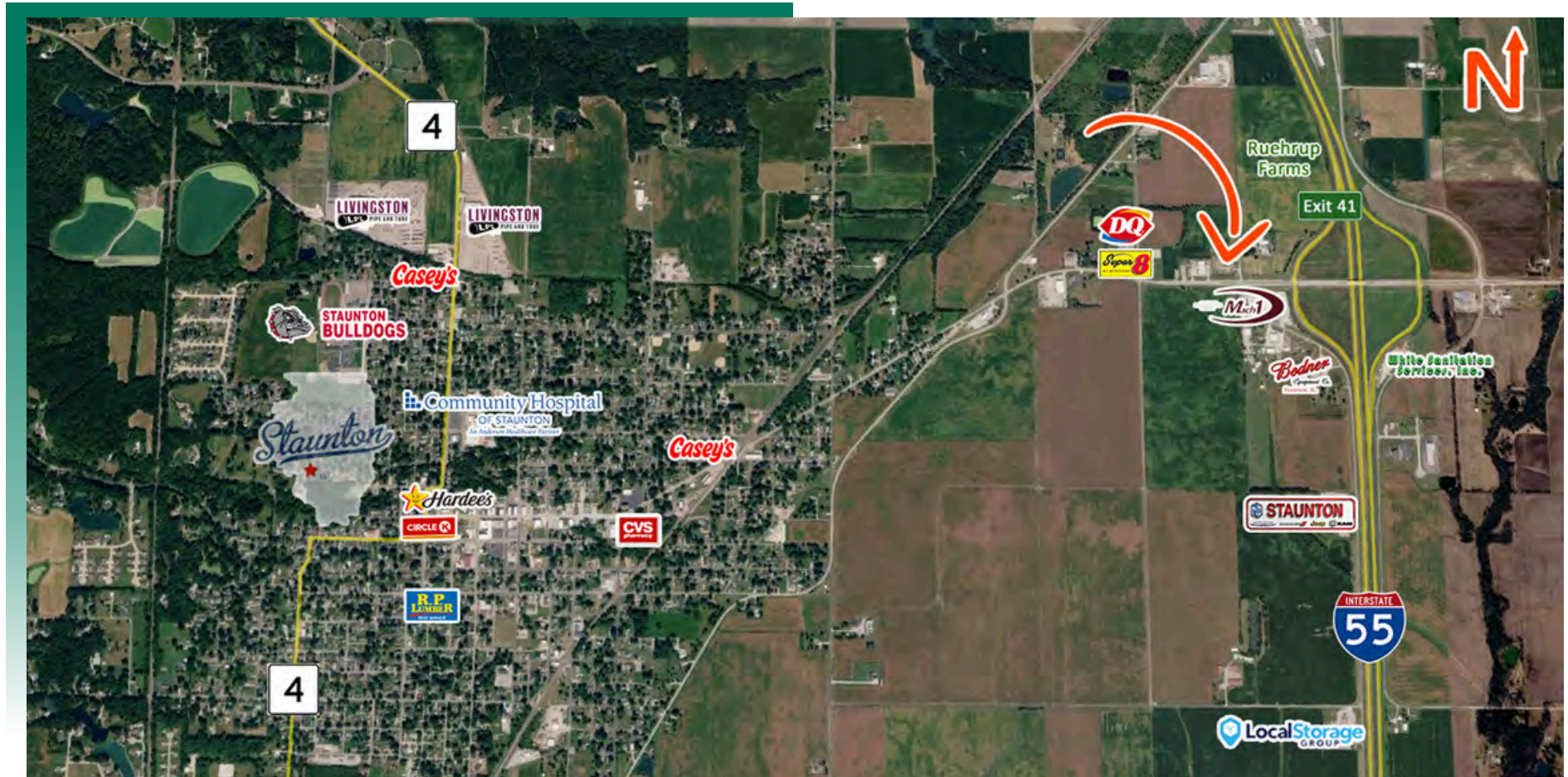
John L. Eichenlaub
Managing Broker
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
johne@barbermurphy.com



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

Staunton Rd., Staunton, IL 62088



LOCATION OVERVIEW

This 2.89-acre commercial site is strategically located just outside the city along a primary route to I-55, which carries over 30,100 vehicles per day. Offering excellent visibility and convenient access, the property attracts local commuters, interstate travelers, and surrounding communities. Located nearly across from the newly constructed Mach 1 Convenience Store, the site benefits from a growing commercial corridor connecting local retail and residential areas to interstate traffic. Utilities are available, with the City extending water service upon payment of tap-on fees. With strong traffic counts, interstate proximity, and expanding commercial activity, this property is ideal for high-traffic retail, service, and drive-thru development.

PROPERTY HIGHLIGHTS

Staunton Rd., Staunton, IL 62088

2.89-Acre Commercial Development Site

Located Within a TIF District

Just 600' From Interstate 55

Over 30,100 Vehicles Per Day on I-55

Excellent Visibility & Interstate Access

Nearly Directly Across From New Mach 1
Convenience Store

Ideal for QSR, Coffee Drive-Thru, Retail &
Service Uses

Additional Uses Include Auto Service,
Urgent Care, EV Charging, Banking,
Pharmacy & Pet Services

Utilities Available to the Site

City Water Extension Available Upon
Payment of Tap-On Fees

LAND PROPERTY SUMMARY

STAUNTON RD., STAUNTON, IL 62088

LISTING # 3339

LOCATION DETAILS:

Parcel #: 01-000-236-04
County: IL - Macoupin
Zoning: C-1

PROPERTY OVERVIEW:

Lot Size: 2.89 Acres
Min Divisible Acres: 2.89
Max Contig Acres: 2.89
Frontage: 388
Depth: Varies
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

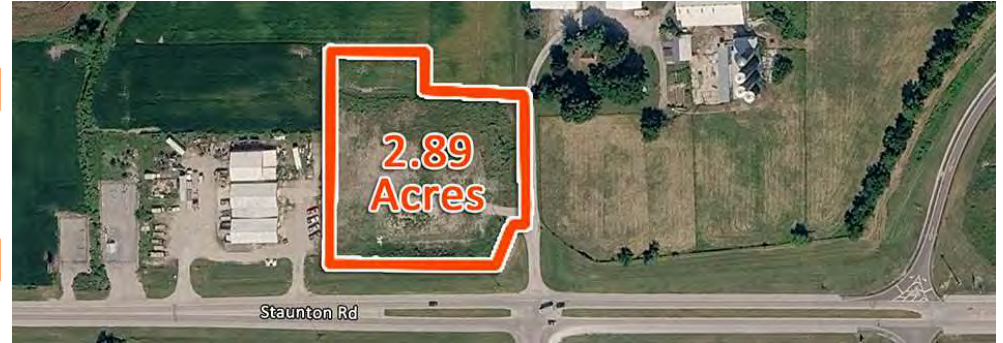
TIF District: Yes
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-55

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 30,100 (on I-55)
Taxes: \$1,353.00
Tax Year: 2025



SALE INFORMATION:

Sale Price: \$350,000
Price / Acre: \$121,107
\$/SF (Land): \$2.78

UTILITY INFO:

Water Provider: Staunton
Water Location: South side of road
Sewer Provider: Staunton
Sewer Location: By the Mach 1 Convenience store
Gas Provider: Ameren
Gas Location: 300' west on an adjoining lot
Electric Provider: MJM

PROPERTY DESCRIPTION:

TIF DISTRICT – High-Visibility 2.89-Acre Commercial Site Just 600' From I-55!
This 2.89-acre commercial site offers exceptional visibility and access just 600 feet from I-55, with over 30,100 vehicles per day. Located nearly directly across from the new Mach 1 Convenience Store, the property is ideal for high-traffic retail and service businesses. Potential uses include QSR, coffee drive-thru, retail, auto service, urgent care, dollar store, EV charging, banking, pharmacy, and pet services. Utilities are available, with the City extending water service to the lot upon payment of tap-on fees. A prime development opportunity within a TIF District, offering strong traffic exposure, interstate access, and versatile commercial potential.

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JOHN EICHENLAUB

Broker Associate
O: (618) 277-4400
C: (618) 570-8344
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