

# Multi-Use Commercial Development Sites

Morgan Avenue & I-57  
Marion, IL 62959



**Sale Price: \$8.92 per SF (Undivided)**

- 7.46 Acres Undeveloped Land; Divisible
- Located in Established and Expanding Commercial Growth Area in "The Hill" Business Corridor
- Directly off of I-57 and IL- 13 interchange at exit 54
- TIF District financial incentives available
- Exceptional location suited for Hotels, Restaurants and Entertainment Business use
- Will consider Build to Suit or Land Lease

**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.







- Preliminary Site Engineering and Conceptual Development Plans completed include 5 Sites ranging from 1.11 Acres to 1.6 Acres
- Easily Developable Site with essential Utilities on and near the Site
- Highly visible location with access from Morgan Avenue ramp off of I-57; Exit 54
- 37,000 ADT on I-57; 8,700 on Morgan Ave.





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## Marion, IL – Demographic & Workforce

The population in a one-hour drive time from Marion, IL is estimated to be 572,329 residents.

The region has a civilian labor force of 256,404 with a participation rate of 55.3%. Of the individuals 25 to 64 in the one-hour drive time, 20.1% have a bachelor's degree or higher which compares with 32.9% in the nation.

The median household income within the one-hour drive time is \$45,672 and the median house value is \$98,294.

	20 Minutes	30 Minutes	45 Minutes
Population within	163,750	209,389	339,800
Labor Force within (1)	75,116	95,363	153,806
Housing Units within	76,492	97,065	159,336
Education Attainment (2)	30,194	37,930	59,047

(1) 16+ years

(2) (2) Includes Associate, Bachelors and Post Graduate Degrees

SOUTHERN REGION					
EMPLOYMENT BY MAJOR INDUSTRY CATEGORY					
NAICS Title	2016 Employment	Projected 2026 Employment	Net Employment Change 2016-2026	Percent Employment Change	Concentration (Location Quotient)
TOTAL, ALL INDUSTRIES	148,096	156,062	7,966	5.4%	
Self Employed Workers	6,894	6,898	4	0.1%	0.84
Agricultural Production	6,633	6,697	64	1.0%	3.12
Natural Resources & Mining	3,122	3,065	(57)	-1.8%	4.97
Construction	4,239	4,447	208	4.9%	0.63
Manufacturing	12,556	13,514	958	7.6%	1.08
Wholesale Trade	3,485	3,930	445	12.8%	0.65
Retail Trade	15,694	15,800	106	0.7%	1.08
Utilities	961	998	37	3.9%	1.88
Transportation & Warehousing	6,093	6,304	211	3.5%	1.22
Information	1,553	1,320	(233)	-15.0%	0.60
Financial Activities	5,214	5,386	172	3.3%	0.66
Professional & Business Services	7,134	7,961	827	11.6%	0.37
Educational Services	20,854	20,996	142	0.7%	*
Health Care & Social Assistance	23,410	25,381	1,971	8.4%	1.28
Leisure & Hospitality	12,620	14,502	1,882	14.9%	0.84
Other Services	5,949	6,669	720	12.1%	0.98
Government	11,685	12,194	509	4.4%	*

Agricultural Production is highly concentrated sectors in this region. Natural Resources and Mining is very highly concentrated in this region, but is not expected to see overall employment growth. Biggest job-creating sectors in this region are expected to be Health Care & Social Assistance and Leisure and Hospitality.

\* LQs for Educational Services and Government are not displayed due to discrepancies in how different BLS data sources treat these industry classifications.

Leading Industries

Emerging Industries

Maturing Industries

## Southern Illinois Workforce Development Board

The Illinois Southern Economic Development Region (SEDR) comprises nineteen counties supported by five economic development planning regions and two Local Workforce Innovation Areas 25 and 26 each with a Local Workforce Board which includes the Southern Illinois Workforce Development Board (SIWDB) located in Marion.

SIWDB is responsible for workforce development efforts in five major counties in southern Illinois: Williamson, Jefferson, Jackson, Perry and Franklin. The SIWDB serves as the premier source for information about and access to the array of workforce development programs and services offered. for citizens and employers in the region.

Information of programs, services and workforce data can be found at SIWDC website at [www.siwdb.org](http://www.siwdb.org). A link to the Southern Illinois Region Workforce Development Plan is below

<http://www.siwdb.org/wp-content/uploads/2020/08/SEDR-8-Regional-and-Local-Plans-2020.pdf>

## Additional Resources

Following is a list of resources of local and regional organizations that work collectively to promote and assist in economic growth and development in the region.

Man-Tra-Con Corp.- [www.matracon.org](http://www.matracon.org)

City of Marion - [www.cityofmarionil.org](http://www.cityofmarionil.org)

Williamson County - [www.williamsoncountyil.gov](http://www.williamsoncountyil.gov)

Marion Chamber of Commerce - [www.marionillinois.com](http://www.marionillinois.com)

Greater Egypt Regional Planning Commission - [www.greateregypt.org](http://www.greateregypt.org)

Comprehensive Economic Development Strategy for Greater Egypt District -[http://greateregypt.org/wp-content/uploads/2013/09/200604\\_CEDS-Report-FINAL-with-Appendix-A-1.pdf](http://greateregypt.org/wp-content/uploads/2013/09/200604_CEDS-Report-FINAL-with-Appendix-A-1.pdf)

**Listing No:** 2074

## Land

University Homes, Inc.  
Morgan Avenue  
Marion, IL 62959

### SALE INFORMATION:

**For Sale:** Yes  
**Sale Price:** \$2,900,000  
**Sale Price/Acre:** \$388,740  
**Sale Price/SF:** \$8.92

### LEASE INFORMATION:

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

### Comments

Highly visible 7.46 acre commercial development site accessible from the new Morgan Avenue interchange off of I-57. All essential utilities and infrastructure available to site. Located in a TIF District. Excellent site for multi-commercial uses including lodging, restaurants, and entertainment businesses.

Note: Sales price is based on purchase of the entire 7.46 Acres, undivided. Pricing of subdivided parcels are negotiable based on size and location.

**Total Acres Available:** 7.46

**Min Divisible Acres:** 1.11

### LAND MEASUREMENTS:

**Acres:** 7.46  
**Frontage:** 346 FT  
**Depth:** 755 FT

**Subdivide Site:** Yes

### TRANSPORTATION :

**Interstate:** I-57  
**Rail:** No  
**Barge:** No  
**Airport:** Williamson County Airport located west of the prop

### PROPERTY INFORMATION:

<b>Parcel No:</b> 06-14-100-003	<b>TIF:</b> Yes	<b>Property Tax:</b> \$18,945.64
<b>County:</b> Williamson	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2018
<b>Zoning:</b> Business	<b>Survey:</b> Yes	
<b>Zoning By:</b> City of Marion	<b>Environmental:</b> Yes	<b>Traffic Count:</b> 37,000
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Flat

### UTILITY INFORMATION

<b>Water Provider:</b> City of Marion	<b>Service:</b> 12 "	<b>Location:</b> Along Morgan Avenue
<b>Sewer Provider:</b> City of Marion	<b>Service:</b> 8"	<b>Location:</b> On west property border
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> Along Morgan Avenue
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> Electric Substation adjoins Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

### Listing Broker(s)

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