

# MULTI-USE COMMERCIAL DEVELOPMENT SITE

## 7.46 ACRES - WILL CONSIDER DIVIDING

Morgan Ave and I-57  
Marion, IL 62959



**SALE PRICE: \$8.92/SF (UNDIVIDED)**

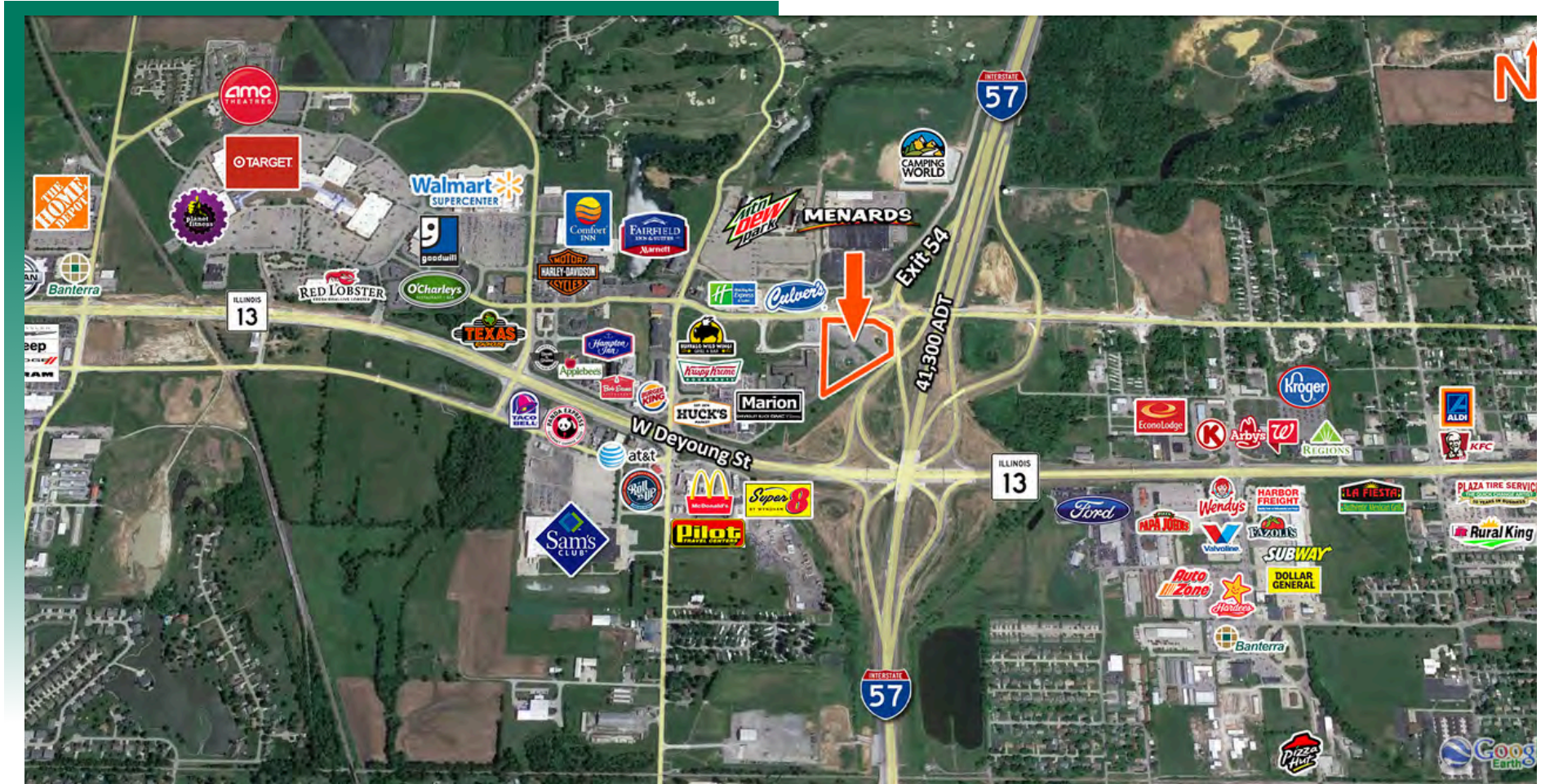
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# AREA MAP

Morgan Ave and I-57, Marion, IL 62959

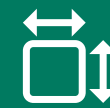


## LOCATION OVERVIEW

The 7.46-acre commercial site is located directly off of the I-57 and Morgan Ave. ramp (exit 54) which is the primary commercial and mixed-use development hub in Marion. All essential utilities are located on or near the site which is highly visible from I-57 with an ADT count of over 40,000 vehicles.



I-57



Frontage: 346'  
Depth: 755'

EXIT

Exit 54



TIF District

# CONCEPTUAL DEVELOPMENT PLAN

## 7.46 ACRES - WILL CONSIDER DIVIDING



### SITE LOCATION & AMENITIES

The 7.46-acre prime commercial development site is located off of Morgan Ave with direct access off of the southwest interchange (Exit 44 & 45) of I-57 and IL Rt. 13 in Marion, IL. which has become the premier area for new business development including brand name hotels, restaurants, Home Improvement Centers, Automotive & licensed vehicle sales, medical facilities and professional offices.

The site is highly visible from the Interstate and has all essential utilities available and is ready for development. A conceptual development plan above depicts how the 7.46 acres could be divided with various size parcels to accommodate a wide variety of business uses.

With major designation development planned and under construction there will be a demand for additional lodging facilities which the 7.46 acres directly off of the interstate is a desirable location to fill this need.

## CITY OF MARION INFORMATION

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Marion is the county seat of Williamson County and is located 120 miles from St. Louis, 320 miles from Chicago and 192 miles from Nashville. Marion with a population of 17,595 is one of the fastest growing communities in southern Illinois and is part of the Carbondale-Marion-Herrin, Illinois Combined Statistical Area with a population of 123,272 residents.

Veterans Airport located just two miles west along Rt. 13 is the region's sole primary commercial service airport providing daily flights to St. Louis and Chicago on Contour Airlines. Marion is also a major location for medical facilities including Deaconess Illinois Medical Center and VA Medical Center & regional offices.

Marion serves as the largest retail trade center in the region with continued growth and private sector investments taking place. New development continues to be robust with 38 permits issued in 2022 for new and expanded commercial projects totaling \$38,345,867 and 31 permits issued in 2023 with construction value of \$22,3121,640. This trend is continuing in 2024 with a number of projects completed and planned.

The City of Marion is proactive and business friendly working to bring new economic growth to the community providing programs and services including Industrial Development incentives, Enterprise Zone incentives, Tax Increment Finance Districts, Downtown development programs and capital improvement planning and construction.

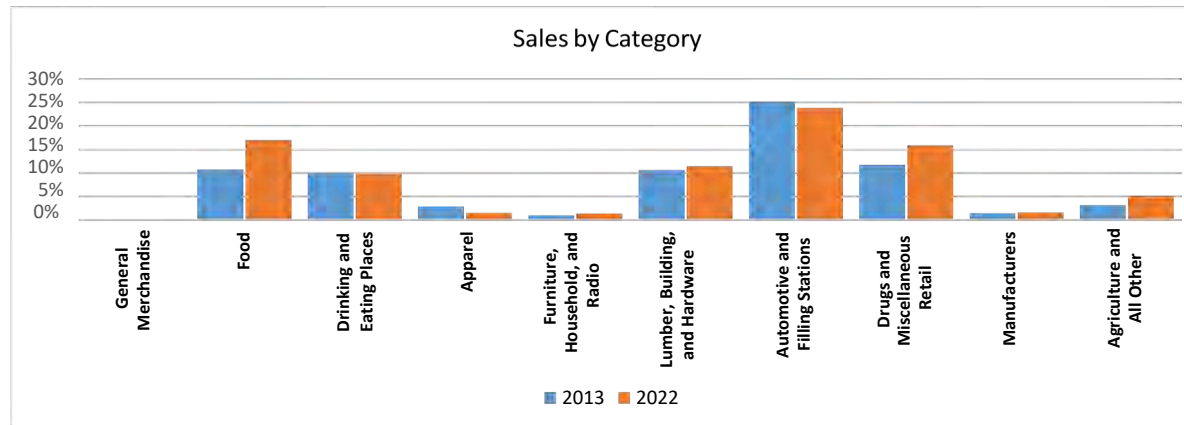
The downtown area is vibrant with the City reinvesting in public infrastructure improvements that have resulted in new private sector investments and renovation of buildings which have attracted boutique retailing, restaurants, entertainment related businesses and professional offices located off of the Town Clocktower Square



# DEVELOPMENT OVERVIEW

## RETAIL SALES IN MARION

In 2013 retail businesses in Marion generated \$722,753,882 in total retail sales (\$41,507 per capita) which increased 40% in 2022 to \$1,012,727,620 (\$59,713 per capita). The following graph shows a Breakout of Retail Sales in Williamson County for 2013 and 2022.



## MAJOR NEW DEVELOPMENT

As noted, Marion, IL and the immediate area is experiencing unprecedented growth in private sector investments in commercial, industrial and other related developments that has fueled the local and regional economy.

Recent projects completed, underway and announced includes:

- Several years ago, a group of local business owners & investors purchased the former Illinois Centre Mall and have been transforming the space to create a destination for shopping, entertainment, and other business facilities.

The Ownership Group recently announced plans to expand the footprint of the existing development and has acquired additional property to construct **Oasis Sports Complex** a \$30 Million Multi-Use sports complex, that will include a 150,000 SD doom that will accommodate various sport activities including; baseball, softball, football, soccer, basketball along with other sport venues.



- Two new hotels, **Tru by Hilton and Townhouse Suites by Marriott** are under construction that will add 100 plus additional rooms to accommodate the growing demand for overnight stays
- Growth in the industrial sector is also underway with a number of new projects have been completed or underway including a 463,000 SF Logistics Center by **ASIN Corporation** that produce numerous automotive components. In total the three ASIN plats in Marion have a work force of 2,100 employees.
- **ReaderLink**, the largest distributor of hardcover, trade and paperback books in North America established a new distribution facility in a former warehouse / distribution facility with 180 employees currently.
- **FedEx** recently completed construction of a 250,000 SF Distribution Center with current employment of 150+ full and part time jobs.

## WILLIAMSON COUNTY – WORK FORCE

The economy of Williamson County, IL employs 30.4k people. The largest industries in Williamson County, IL are:

- Health Care & Social Assistance (5,573 people)
- Educational Services (3,608 people)
- Retail Trade (3,298 people)

From 2021 to 2022, employment in Williamson County, IL grew at a rate of 2.06%, from 29.8k employees to 30.4k employees. The most common job groups, by number of people living in Williamson County, IL, are Management Occupations (3,323 people), Office & Administrative Support Occupations (3,114 people), and Sales & Related Occupations (2,809 people).

The following chart illustrates the share breakdown of the primary jobs held by residents of Williamson County, IL.

Source Census Bureau ACS 5-year Estimate. & DataUSA

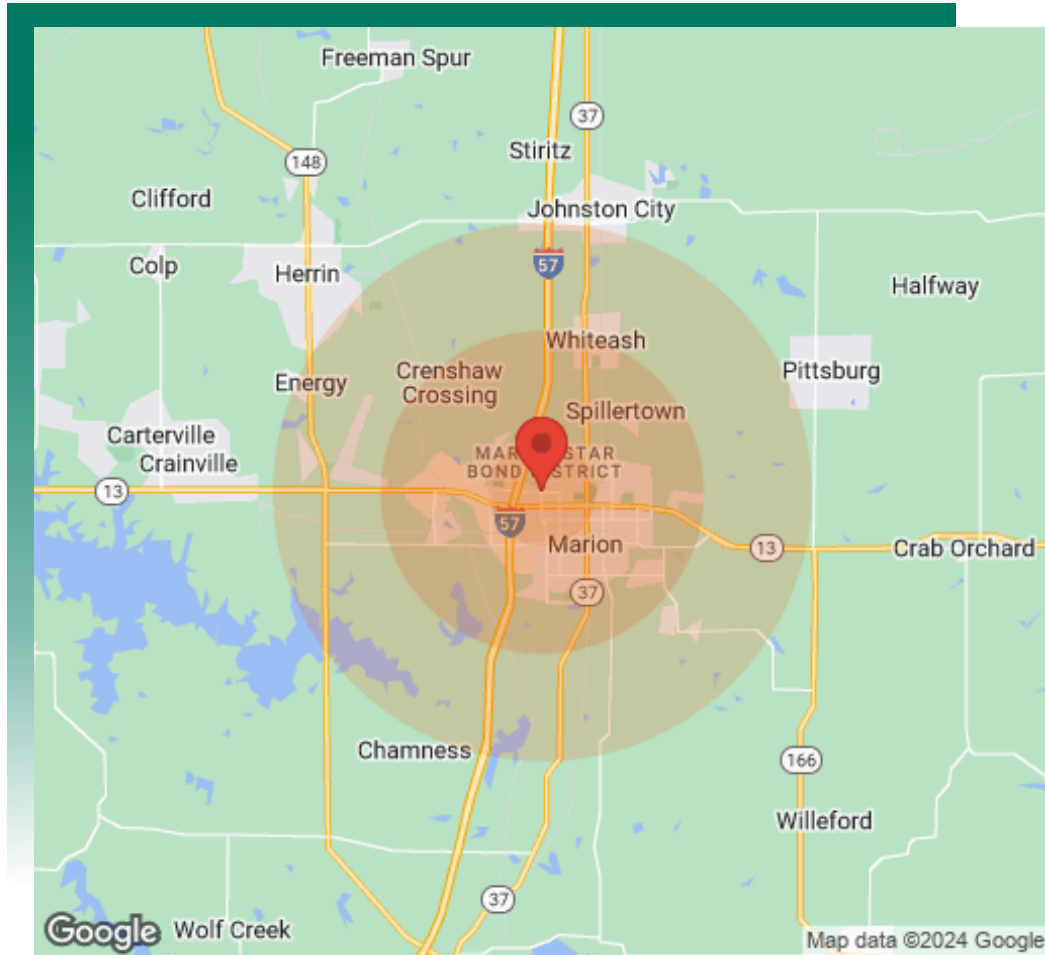
### LARGEST EMPLOYERS - WILLIAMSON COUNTY, IL

**Aisin Corporation** located in Marion is the largest private sector employer in Williamson County with a work force of 2,100 employees followed by

EMPLOYER	# OF EMPLOYEES	EMPLOYER	# OF EMPLOYEES
Marion VA Healthcare	1,600	Black Diamond Family of Businesses	300
Deaconess Illinois Health *	930	General Dynamics	285
John A Logan College	744	City of Marion	250
Hire Level staffing agency	700	ReaderLink	180
Pepsi MidAmerica	600	First Southern Bank	180
Banterra Bank	505	Fed Ex Distribution Center	150

# DEMOGRAPHICS

Morgan Ave and I-57, Marion, IL 62959



Population	1 Mile	3 Miles	5 Miles
Male	1,429	8,694	12,039
Female	1,619	9,405	13,054
Total Population	3,048	18,099	25,093

Income	1 Mile	3 Miles	5 Miles
Median	\$27,560	\$31,885	\$33,924
< \$15,000	388	1,437	1,845
\$15,000-\$24,999	250	979	1,287
\$25,000-\$34,999	271	1,219	1,727
\$35,000-\$49,999	147	1,203	1,480
\$50,000-\$74,999	278	1,322	1,855
\$75,000-\$99,999	98	801	1,086
\$100,000-\$149,999	36	613	1,040
\$150,000-\$199,999	N/A	110	167
> \$200,000	N/A	146	175

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,683	9,096	12,094
Occupied	1,520	8,161	10,954
Owner Occupied	638	4,976	7,205
Renter Occupied	882	3,185	3,749
Vacant	163	935	1,140

- 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.

## 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 Marion and the region.

### **SINow... A 17 County Regional Development Hub**

SI Now is a public / private partnership established in 2022 with the purpose of advancing and supporting a regional approach to economic growth and development in the southernmost 17 counties in Illinois. Their focus and mission is to support the region in becoming a thriving, economically diverse environment for business and industry with a growing population, labor force, per capita income and expanding tax base, while elevating an already high quality of life.

SI Now works closely with a number of local, regional and state organizations to provide a unified voice in promoting the growth and development of the region.

[www.southernillinoisnow.org](http://www.southernillinoisnow.org)



- City of Marion - [www.cityofmarionil.gov](http://www.cityofmarionil.gov)
- 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)
- Man-Tra-Con Corp.- [www.matracon.org](http://www.matracon.org)
- Veteransairport.com



# LAND PROPERTY SUMMARY

MORGAN AVENUE & I-57, MARION, IL

**LISTING #** 2074

## LOCATION DETAILS:

**Parcel #:** 06-14-100-003  
**County:** IL - Williamson  
**Zoning:** Business - City of Marion

## PROPERTY OVERVIEW:

**Lot Size:** 7.46 Acres  
**Min Divisible Acres:** 1.11  
**Max Contig Acres:** 7.46  
**Frontage:** 346  
**Depth:** 755  
**Topography:** Flat  
**Archeological:** No  
**Environmental:** Yes  
**Survey:** Yes

## TAX INCENTIVE ZONES:

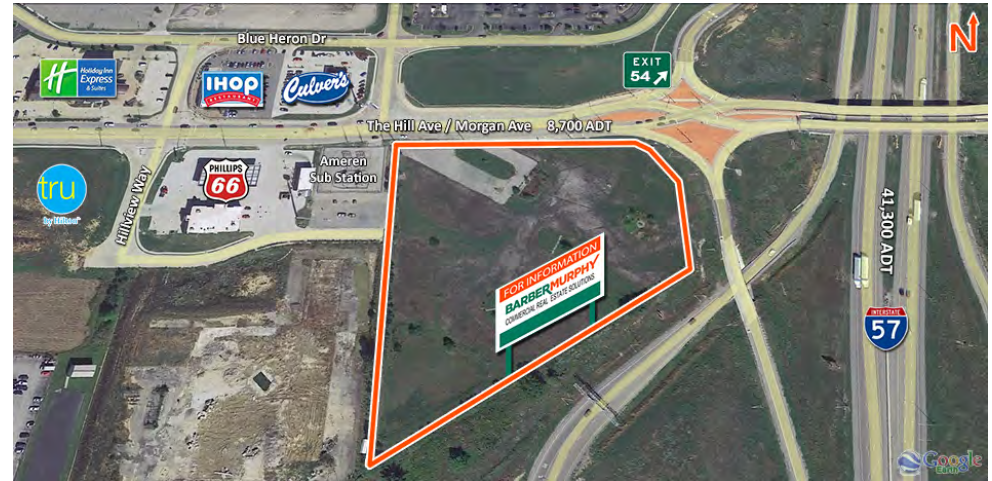
**TIF District:** Yes  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

## TRANSPORTATION:

**Interstate Access:** I-57  
**Airport Access:** Veterans Airport of Southern IL - located west of the property

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 37,000  
**Taxes:** \$17,627.00  
**Tax Year:** 2023



## SALE INFORMATION:

**Sale Price:** \$2,900,000  
**Price / Acre:** \$388,740  
**\$/SF (Land):** \$8.92

## UTILITY INFO:

**Water Provider:** City of Marion  
**Water Location:** Along Morgan Ave  
**Sewer Provider:** City of Marion  
**Sewer Location:** West property border  
**Gas Provider:** Ameren IL  
**Gas Location:** Along Morgan Ave  
**Electric Provider:** Ameren IL  
**Electric Location:** Electric Substation adjoins Site

## PROPERTY DESCRIPTION:

Highly visible 7.46 acre commercial development site accessible from the 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

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