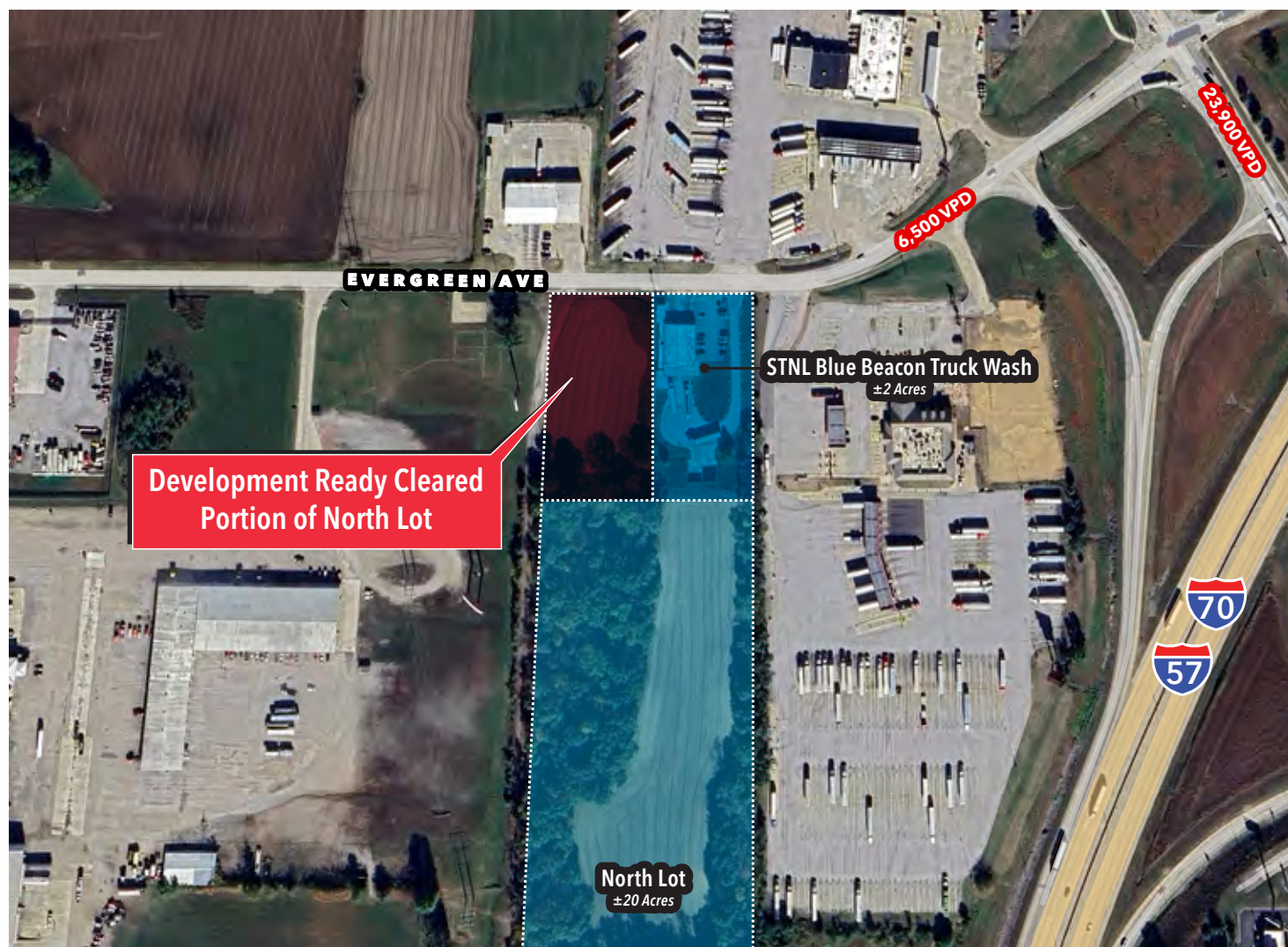


±2 Acre Cleared Land Parcel

1703 W. EVERGREEN AVENUE | EFFINGHAM, IL 62401

For Sale

LAND



- ▶ ±2 acres of cleared development ready land available
- ▶ ±200 feet of frontage along Evergreen Avenue
- ▶ Immediate access to I-57 / I-70
- ▶ Enterprise Zone eligible, offering potential tax incentives
- ▶ Strong neighboring tenant mix including Blue Beacon, Pilot Flying J, TA Travel Center, Speedco Truck Lube & Tires, Taco Bell, Dunkin', and more
- ▶ **Additional ±43 acres of adjacent land also available for sale**

ASKING PRICE: \$995,000

DEMOGRAPHIC SUMMARY

	5 Mi	10 Mi	15 Mi
Estimated Population	18,512	27,564	39,854
Adj. Daytime Population	27,674	33,397	42,922
Estimated Households	8,248	11,754	16,750
Estimated Average Household Income	\$98,756	\$99,519	\$96,435

OWEN WIESNER

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ARI TOPPER, CFA

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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · BAUMREALTY.COM

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1703 W. Evergreen Avenue
Effingham, IL

Development Ready Cleared
Portion of North Lot

OUTER BELT W

EVERGREEN AVE

1703 W.
Evergreen Avenue
±2 Acres

North Lot
±20 Acres

North Lot
±4.4 Acres

South Lot
±18.6 Acres

40-200 VPD

5,050 VPD

FORD AVE

MENARDS®

RISE

BUFFALO WILD WINGS

golden corral

39,200 VPD

WORKMAN

LINCOLN

11,100 VPD

SMOOTHIE KING

Famous Footwear

HIBBETT SPORTS®

verizon

Walmart

SALLY BEAUTY

DOLLAR TREE

9,550 VPD

Wendy's

FRIDAY'S

Holiday Inn

HOME 2

PHILLIPS 66

23,900 VPD

Days Inn

Panera

TACO BELL

6,500 VPD

DUNKIN'

Pilot

FLYING J

23,700 VPD

6,050 VPD

McALISTER'S

BW Best Western

Hotels & Resorts

planet fitness

guarantill

T-Mobile

ALDI

First Mid

Crossroads Bank

17,000 VPD

Constitution Bank

BEAN

17,000 VPD

ST. ANTHONY'S

MEMORIAL HOSPITAL

133 Beds

+

TEMPLE AVE

HENRIETTA ST

KELER DR

1703 W. Evergreen Avenue
Effingham, IL



Development Ready Cleared
Portion of North Lot



ST. ANTHONY'S
MEMORIAL HOSPITAL
133 Beds
TEMPLE AVE

ST ANTHONY
HIGH SCHOOL
220 Students



EFFINGHAM
HIGH SCHOOL
816 Students

AMTRAK
Effingham

OFFICE | INDUSTRIAL



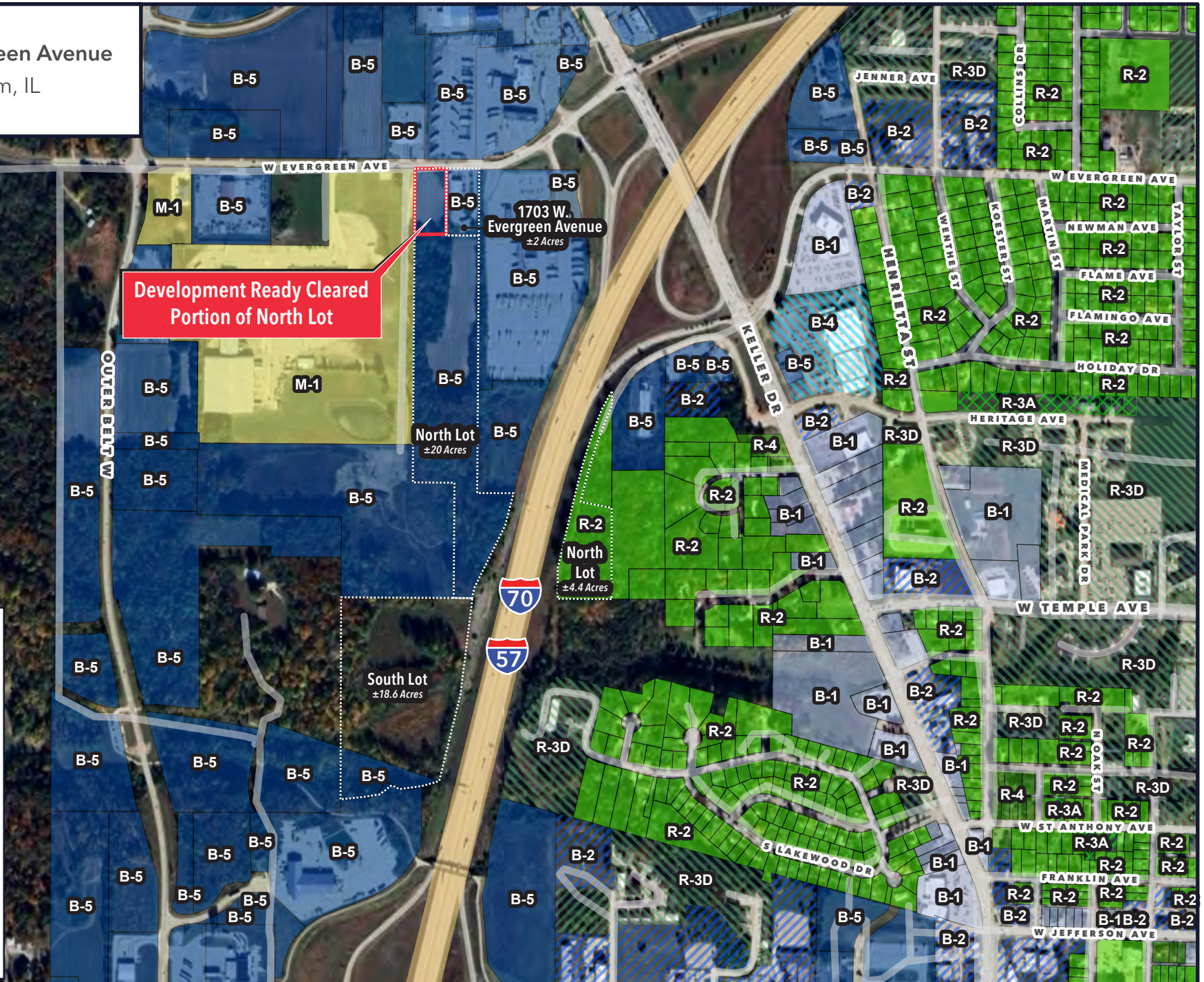
RURAL KING
AMERICA'S FARM & HOME STORE

1703 W. Evergreen Avenue
Effingham, IL

Development Ready Cleared
Portion of North Lot

Corporate Zoning

- B-1
- B-2
- B-3
- B-4
- B-5
- M-1
- NU
- POM
- R-1
- R-2
- R-3A
- R-3B
- R-3C
- R-3D
- R-4



1703 W. Evergreen Avenue
Effingham, IL

