

±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

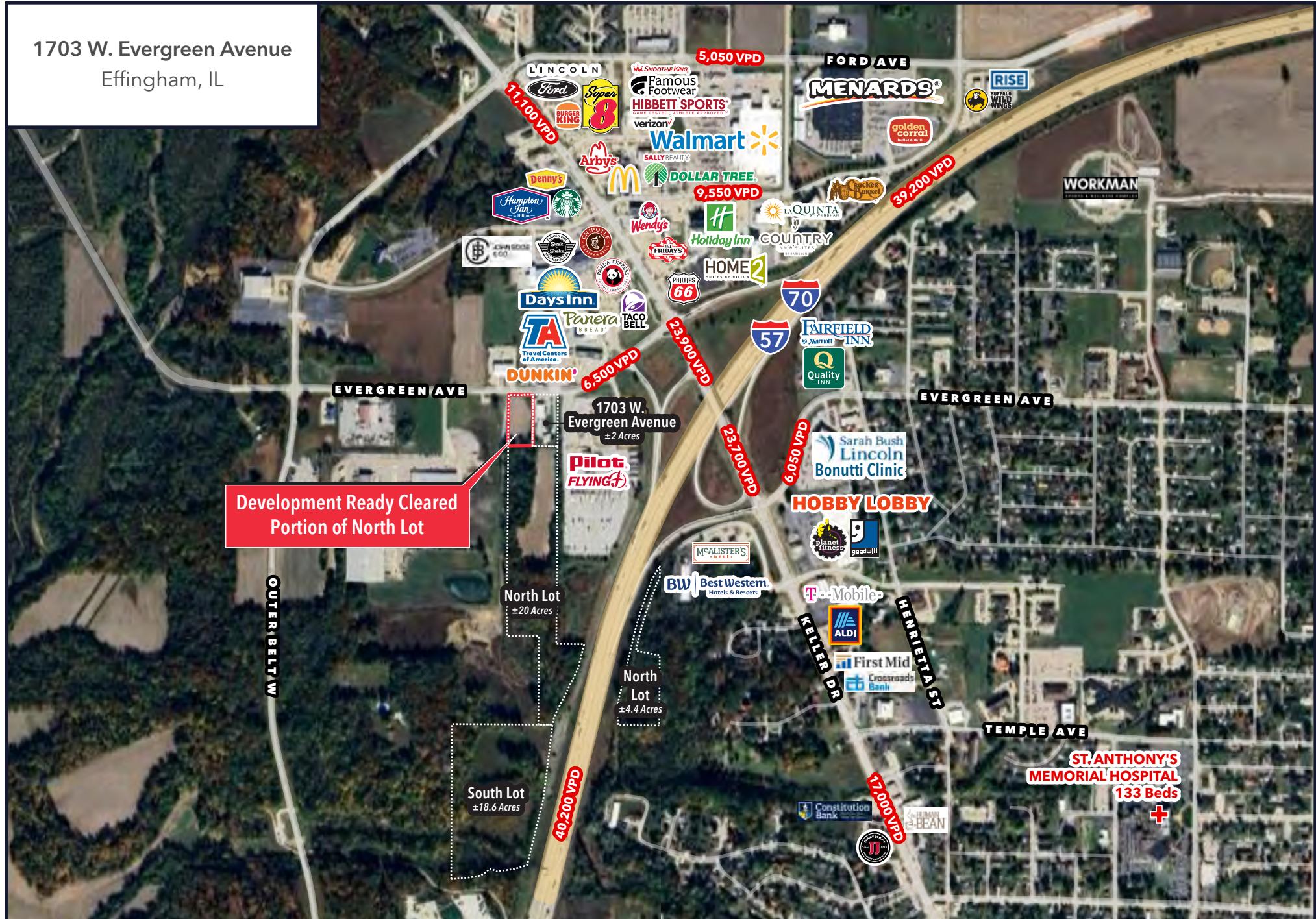
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 BAUM
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1703 W. Evergreen Avenue
Effingham, IL



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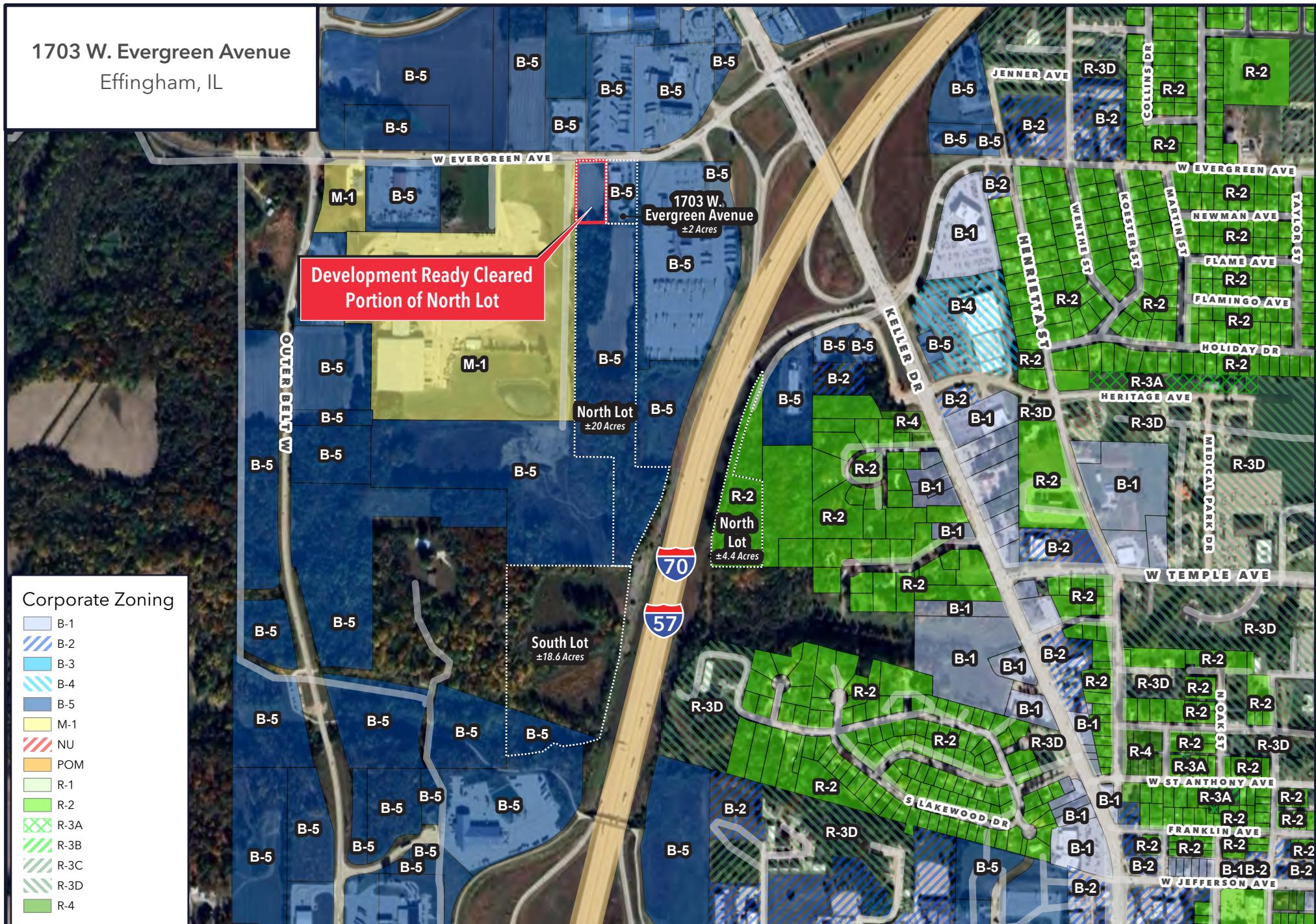
Development Ready Cleared
Portion of North Lot



OFFICE | INDUSTRIAL



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