

1601 W. Evergreen
1701 West Evegreen Ave. | Effingham, IL | US | Effingham County Illinois
County
Available Acres: 1.5 | Sale Price: \$925,000



Zoning:	Commercial
Topography:	Flat
Setting:	Other
Within City Limits:	Yes
Specialty Features:	Opportunity Zone
Sale Price:	\$925,000
Last Updated:	Feb 13, 2025

Economic Development Contact

Todd Hull
City of Effingham
201 E. Jefferson Ave.
Effingham, IL 62401
(217) 342-5304 | hulltodd@ci.effingham.il.us

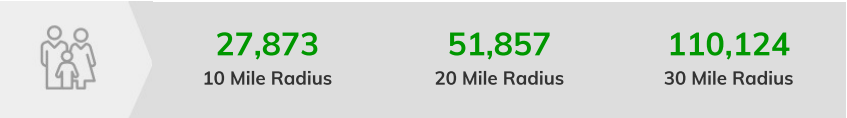
Realtor/Owner Contact

Matt Forcum
Shelby Realty Services
217-343-3400 | matt@shelbyrealty.com

Property and Area Description

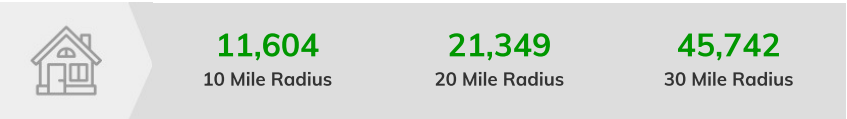
Located at the busiest interchange in Effingham. Great visibility along I-70 and I-57. Easily accessible to Keller Drive. Zone B-5 Highway Commercial District. Potential for hotel, restaurant, and highway dependent services. Site in within an Opportunity Zone & TIF District

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 33/32 (1.00 mi.)
Nearest Interstate: I-57/I-70 (1.00 mi.)
Nearest Commercial Airport: Lambert/St/ Louis (100.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren
Natural Gas: Ameren
Water: City of Effingham
Sewer: City of Effingham

FOR SALE
1701 WEST EVERGREEN AVENUE
 Effingham, Illinois 62401

P A C C E

P R O P E R T I E S

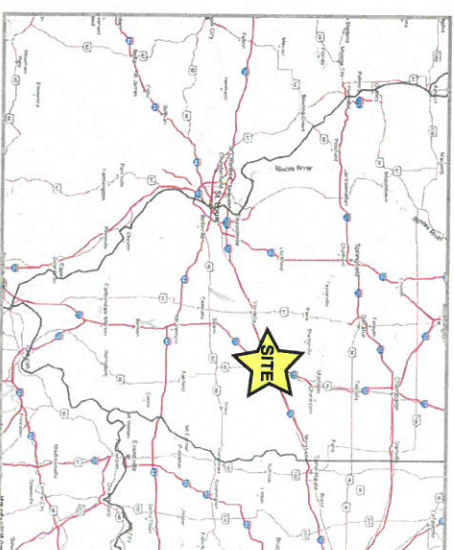
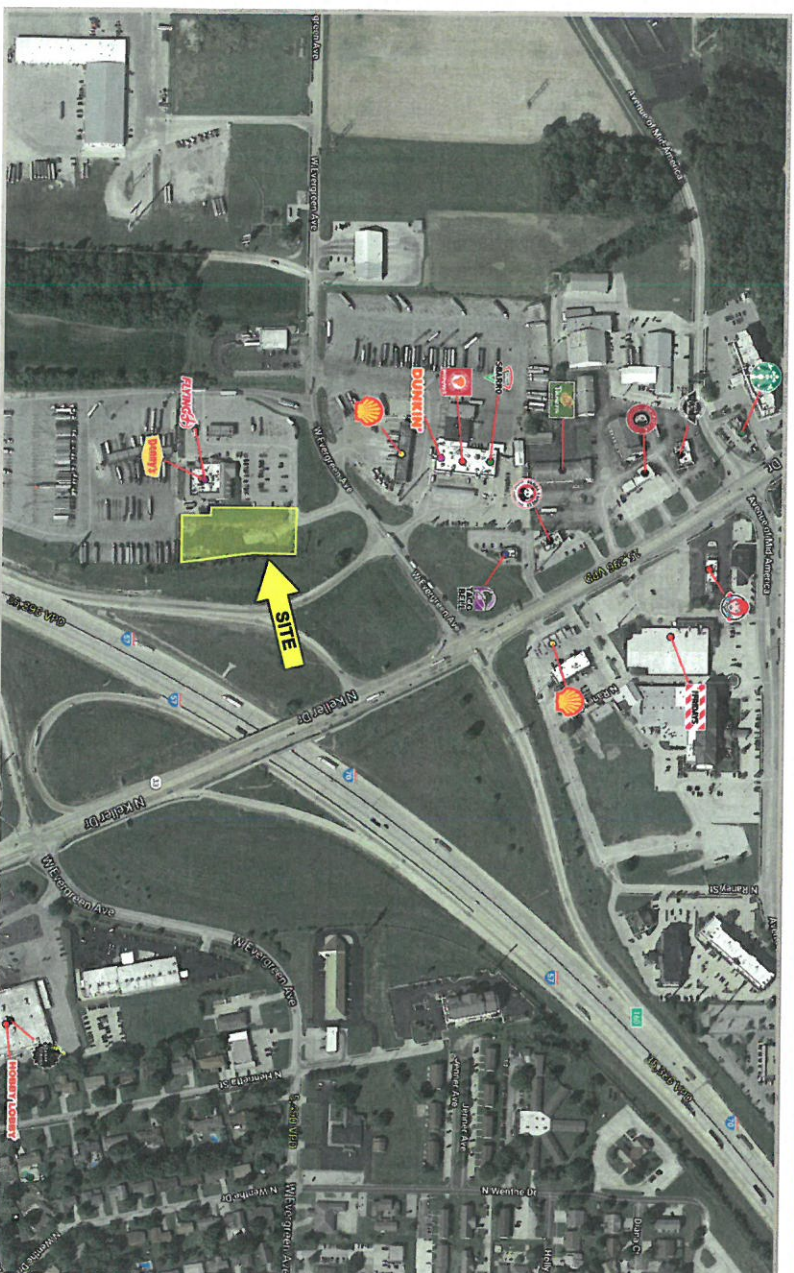
LAND AVAILABLE: 1.5 ACRES
SALE PRICE: \$925,000

PROPERTY DETAILS

- Located at the busiest interchange in Effingham
- Great visibility along I-70 & I-57
- Easily accessible to Keller Drive
- Zoned B-5 Highway Commercial District
- Potential for hotel, restaurant, and highway-dependent services
- Site is within an Opportunity Zone & TIF District

TRAFFIC COUNTS

I-70/I-57: 35,895 VPD
 North Keller Drive: 15,296 VPD



CONTACT US FOR MORE INFORMATION

Ryan Geringer
 rgeringer@paceproperties.com
 314.785.7642

2019 DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
POPULATION	18,900	27,952	40,450
EMPLOYEES	22,118	23,155	26,667
MEDIAN HH INCOME	\$65,216	\$65,755	\$63,961

PACEPROPERTIES.COM
 1401 South Brentwood Blvd., Suite 900
 St. Louis, Missouri 63144
 P: 314.968.9898

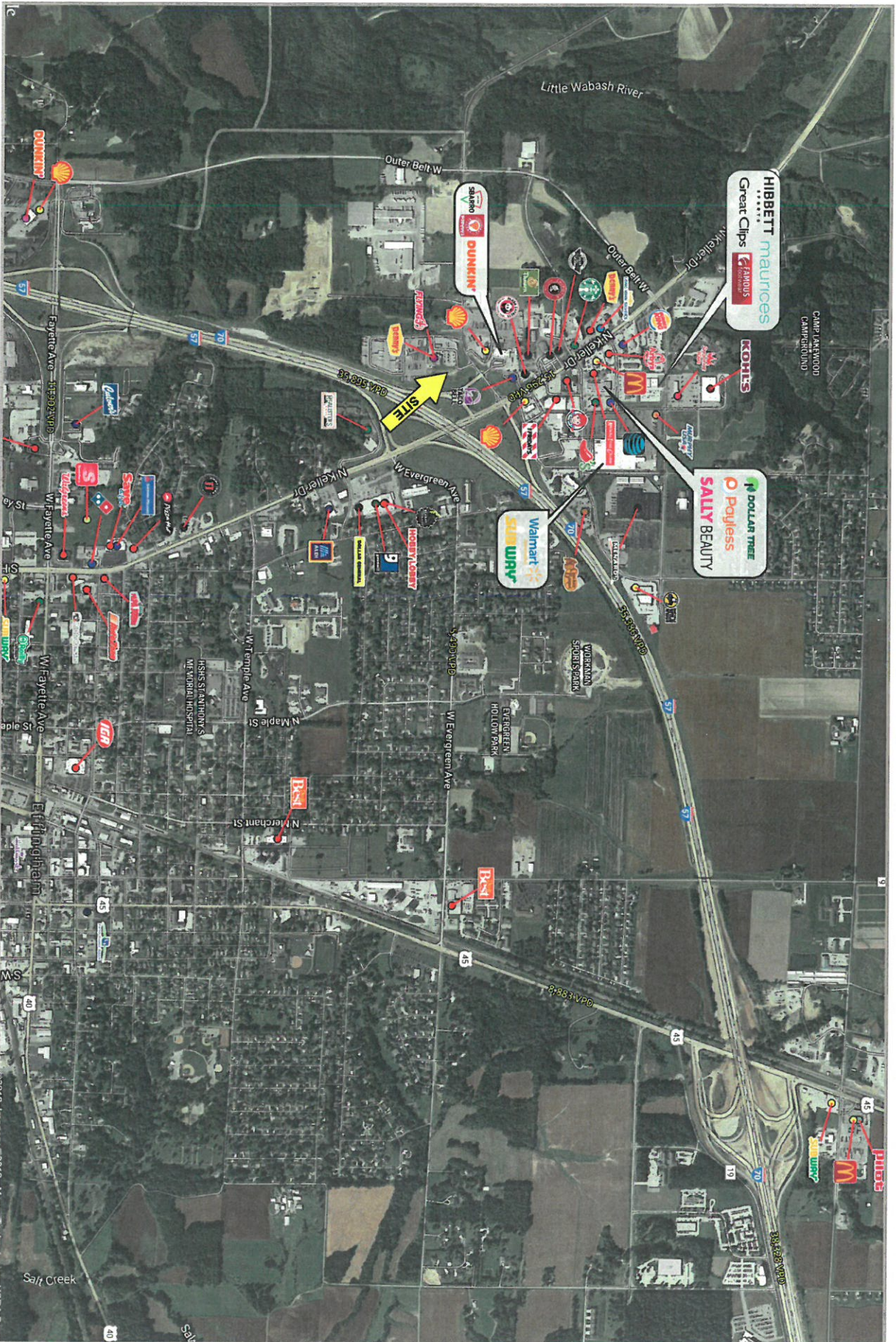
A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

FOR SALE
1701 WEST EVERGREEN AVENUE
Effingham, Illinois 62401

PACE

PROPERTIES



FOR SALE
1701 WEST EVERGREEN AVENUE
Effingham, Illinois 62401

PACCE

PROPERTIES



SUBDIVISION NAME
FLYING J CENTER WEST
SUBDIVIDER/OWNER
PILOT TRAVEL CENTERS, L.L.C.

