

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

103 Centre Dr
Petersburg, IL 62675

Single-Tenant GSA Investment
Property For Sale

BLAKE PRYOR, CCIM

Vice President

O: 217.547.6650

C: 217.725.9518

bprior@cbcdr.com



COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
Springfield, IL
217-547-6650

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

USE AGREEMENT



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Investment Summary (“CIS”) is provided by Coldwell Banker Commercial Devonshire Realty (“CBCDR”), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

OVERVIEW



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present a single-tenant General Services Administration (GSA) investment property leased to the **United States Department of Agriculture (USDA)** in Petersburg, IL.

Constructed as a build-to-suit facility for the USDA in 2016, the property has been continuously occupied by the agency since completion. The USDA has executed an early five-year lease extension in March 2026, commencing March 1, 2027. The extension includes a rental rate increase, partial reimbursement of landlord expenses, and requires no landlord-funded improvements or modifications.

The building features an efficient layout, including a vestibule, open office area with workstations, three private offices, a conference room, break room, dedicated server/IT room, and two ADA-compliant restrooms.

Petersburg, the county seat of Menard County, located approximately 23 miles northwest of Springfield. The community serves as the gateway to Lincoln's New Salem State Historic Site, one of the state's most recognizable heritage tourism destinations, generating year-round visitor traffic and supporting local retail, hospitality, and service businesses. It is accessible via Illinois Routes 97 and 123 with convenient connections to Interstate 55 and Interstate 72. The community benefits from a diverse economic base supported by tourism, agriculture, government services, and regional commuter employment. The combination of historic character, stable economic fundamentals, and proximity to Central Illinois population centers creates an attractive environment for commercial investment and business growth.

PROPERTY INFORMATION

ADDRESS	103 Centre Dr, Petersburg, IL 62675
ASKING PRICE	\$1,095,000
CAPITALIZATION RATE	8.66%*
BUILDING SIZE	3,325 SF
LOT SIZE	1.31 AC
TAX PIN	12-18-103-012

PRO FORMA ANALYSIS

RENT	\$86,450
TOTAL REIMBURSEMENTS	\$33,250†
EFFECTIVE GROSS INCOME	\$119,700
EXPENSES	\$24,880
NET OPERATING INCOME	\$94,820

* Cap Rate based on 3/1/27 lease extension rent schedule and associated reimbursements



† Annual Fixed Operating Expense Reimbursement

EXTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



AERIAL



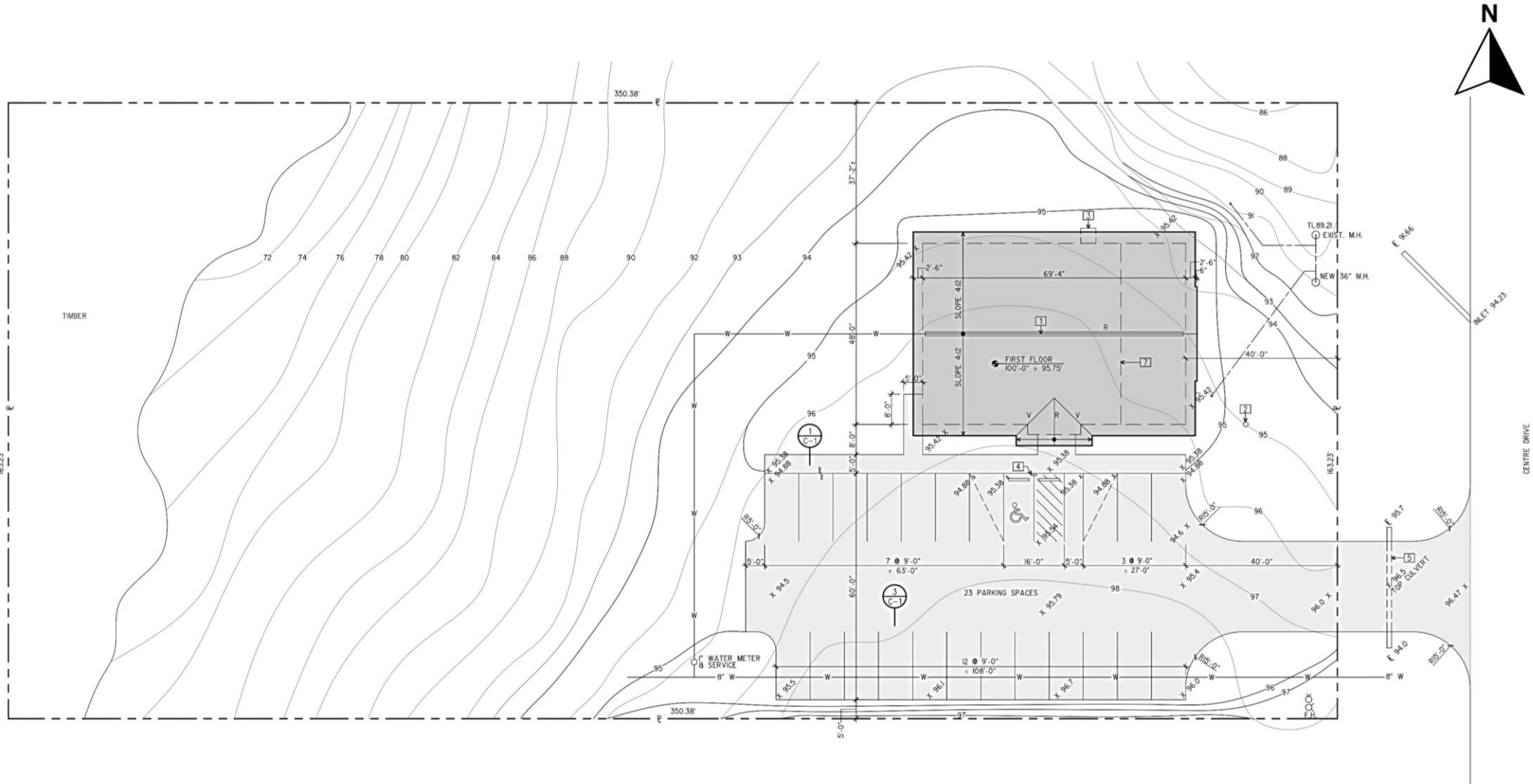
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



SITE PLAN



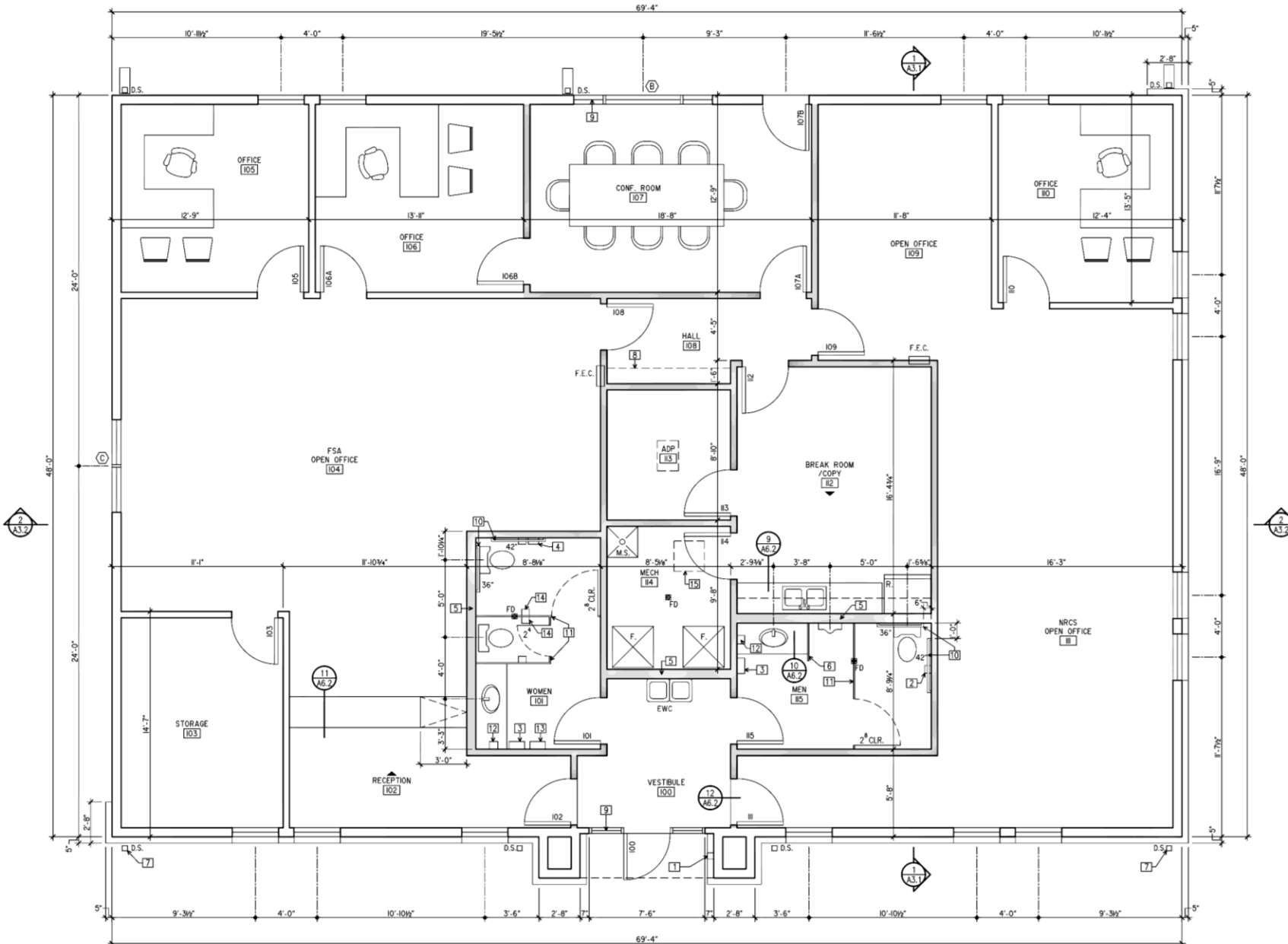
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



FLOOR PLAN



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



INTERIOR PHOTOS



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



LEASE ABSTRACT



RENT ROLL

Year	Annual	Monthly	Lease Rate
1-10	\$99,683.52	\$8,306.96	\$30.00 / SF
11-15*	\$119,700.00	\$9,975.00	\$36.00 / SF

*Term begins 3/1/2027

TENANT OVERVIEW



The U.S. Department of Agriculture's Farm Service Agency (FSA) is a key federal agency that supports American farmers and ranchers through farm loan programs, disaster assistance, conservation initiatives, and commodity program administration. Through its nationwide network of local offices, FSA helps stabilize farm income, expand access to capital, and implement federal agricultural policy.

Menard County's economy is heavily rooted in agriculture, with corn and soybean production driving a strong row-crop sector supported by fertile farmland, large-scale operations, and ongoing conservation practices.

LEASE ABSTRACT

Tenant	U.S. Department of Agriculture Farm Service Agency
Lease Type	Modified Net
Leased Premises	3,325 SF
Term Commencement	3/1/2017
Term Expiration	2/28/2032
Roof & Structure	Landlord
RE Taxes	Landlord
Building Insurance	Landlord
Utilities	Landlord
HVAC/Electrical/Plumbing	Landlord
Snow Removal/Lawn Care	Landlord
Garbage Removal	Landlord
Janitorial	Landlord

PROJECTED INCOME STATEMENT



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

2026 PROJECTED INCOME STATEMENT

GROSS INCOME

Scheduled Base Rent	\$99,683.52
Expense Reimbursements	\$0.00
Effective Gross Income	\$99,683.52

OPERATING EXPENSES*

*BASED ON 2025 Y/E P&L

Real Estate Taxes	\$1,362.64
Building Insurance	\$2,145.00
Repairs & Maintenance	\$1,882.00
Janitorial	\$4,160.00
Utilities	\$5,369.27
Snow Removal/Lawn Care	\$6,070.00
Legal/Professional	\$300.00
Miscellaneous	\$948.46
Total Operating Expenses	\$22,237.37
NET OPERATING INCOME	\$77,446.15

PROJECTED INCOME STATEMENT



2027 PROJECTED INCOME STATEMENT

GROSS INCOME

Scheduled Base Rent		\$86,450.00
Expense Reimbursement†	† ANNUAL FIXED OPEX REIMBURSEMENT	\$33,250.00
Effective Gross Income		\$119,700.00

OPERATING EXPENSES* * ASSUMES 2.5% YOY GROWTH

Real Estate Taxes		\$1,397.00
Building Insurance		\$2,199.00
Repairs & Maintenance		\$1,929.00
Janitorial		\$4,264.00
Utilities		\$5,503.50
Snow Removal/Lawn Care		\$6,221.75
Management Fee (2% of EGI)		\$2,394.00
Miscellaneous		\$972.17
Total Operating Expenses		\$24,880.42
NET OPERATING INCOME		\$94,819.58

MARKET OVERVIEW



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

SPRINGFIELD, IL MSA

Springfield is the Capital of Illinois, the county seat of Sangamon County, and the 6th most populous city in Illinois. It is located in central Illinois and is accessed by Interstate 55 and 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis, MO. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield. Also, it is the hometown of President Abraham Lincoln, whose life and activities drive tourism. The Abraham Lincoln Presidential Library and Museum Complex adds to the annual tourism traffic. Further, Springfield is home to the University of Illinois at Springfield (UIS), one of three universities in the U of I system with 1,642 employees and 2,503 enrolled students, the Southern Illinois (SIU) School of Medicine, and Lincoln Land Community College.

The city of Springfield is driven primarily by the State Government (17,800 employees), a large medical community including two hospitals and a clinic (9,672 employees), the Southern Illinois School of Medicine, a concentration of large clinics, heart specialists, and the Simmons Cooper Cancer Institute. Additionally, Springfield has many state associations, legal offices, and other professional services based on the above sources of economic activity. Finally, Springfield has many local businesses operating their corporate headquarters here, including Horace Mann Educators (1,066 employees), Blue Cross and Blue Shield (900 employees), Wells Fargo (550 employees), Bunn-O-Matic Corp (500 employees), and Levi, Ray & Shoup Inc (LRS) [319 employees].

Currently, Springfield has several economic development and capital improvements projects underway. **Amazon.com Services** has a recently completed 71,000-square-foot last-mile delivery station on North Dirksen Parkway, parallel to Interstate 55. They delivered the first package from the facility in October 2025. The project is will create 100 permanent jobs. The **Springfield Rail Improvements Project** will relocate passenger and freight traffic from the Third Street corridor to Tenth Street and construct grade separations (roadway underpasses and one overpass) at the critical rail crossings on both the Tenth and Nineteenth Street corridors. The **Springfield-Sangamon County Transportation Center** will combine SMTD buses, Amtrak, intercity buses, paratransit vehicles, and taxis at one location with an adjacent parking garage. The **Legacy Pointe Sports Complex** is a 95-acre development that would include flexible, multi-use indoor and outdoor facilities as well as space for family entertainment. The proposed 150,000-square-foot indoor space would include courts for basketball and volleyball and turf space. The 46-acre outdoor space would include diamonds for baseball and softball as well as fields for sports like soccer and lacrosse. The **Old State Capitol** will have an underground parking garage and conference center and a two-level visitor center as part of a \$224 million renovation. Other updates include wheelchair accessibility, heating and cooling systems, plumbing and ventilation.

CONTACT



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



BLAKE PRYOR, CCIM

Vice President

O: 217.547.6650

C: 217.725.9518

bprior@cbcdr.com

CBCDR SPRINGFIELD

3109 Markwood Ln

Springfield, IL 62712

CBCDR.COM



PROPERTY HIGHLIGHTS

- Investment Grade GSA Tenant
- Rental Rate Increase in New Term
- Early 5-Year Lease Extension
- No Landlord Improvements Required
- Built-to-Suit Govt Facility (2016)
- County Seat Location (Springfield MSA)