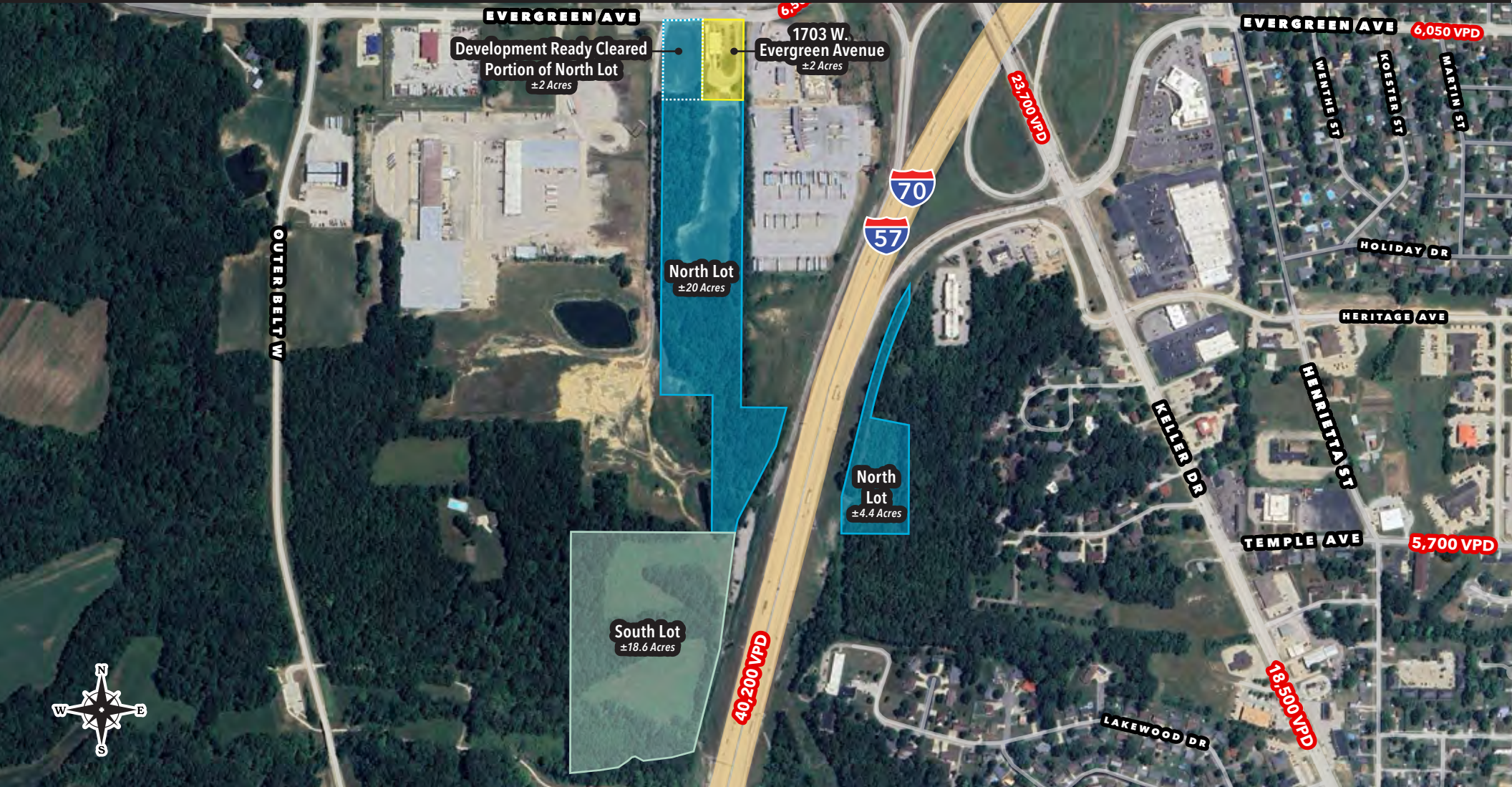


FOR SALE - EFFINGHAM DEVELOPMENT OPPORTUNITY

±45 Acres with Income-Producing Blue Beacon Truck Wash

1703 W. EVERGREEN AVENUE // EFFINGHAM, IL 62401



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1703 W. Evergreen Avenue // Effingham, IL

Baum Realty Group, LLC has been exclusively retained to market for sale 1703 W. Evergreen Avenue (the "Property"), a three-parcel offering totaling approximately ±45 acres (±1,960,200 SF) in Effingham, Illinois. As part of the overall land area, the Property includes a ±9,800 SF industrial building on two (2) acres of land fronting Evergreen Avenue operating as a truck wash, net leased to Blue Beacon (bluebeacon.com). This provides stable in-place income for an investor or developer while pursuing plans for the remaining developable acreage.

The 2-acre Blue Beacon portion of the site may also be purchased separately as a standalone, single tenant net leased asset.

The Property features approximately 400' of frontage along Evergreen Avenue and exceptional interstate exposure, with over ±3,000' of combined frontage along I-57 / I-70 (±1,750' west side and ±1,250' east side).

Located 100 miles west of St. Louis, Effingham serves as a strategic long haul trucking hub and sits at the crossroads of I-57 and I-70, a major freight corridor traveled by an average of 40,200 vehicles per day, including approximately 21,200 trucks per day.

Asking Price: \$3,250,000

Parcels are also available separately. Contract Broker for individual parcel pricing.

PROPERTY HIGHLIGHTS

- ▶ ±45 acres across three parcels with considerable Interstate frontage
- ▶ Ownership willing to divide and sell parcels separately
- ▶ Ideal for industrial development and IOS with strong regional connectivity
- ▶ Exceptional access to I-57 / I-70
- ▶ Steady in-place income stream from Blue Beacon
- ▶ Enterprise Zone eligible

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1703 W EVERGREEN AVENUE (PIN: 03-11-019-089)

±2-acre parcel zoned B-5 (Highway Commercial District) with ±200' of frontage along Evergreen Avenue. Improved with a ±9,800 SF industrial building leased to Blue Beacon through 7/31/2029. Blue Beacon has operated at this location for over 45 years. Situated directly west of the Pilot Flying J Travel Center (#643).

Current NOI: \$52,869 | Annual escalations tied to CPI

NORTH LOT (PIN: 03-11-019-034)

±24.4 acres of vacant land with ±200' of frontage along Evergreen Avenue. The parcel is split by I-57 / I-70, with ±20 acres on the west side and ±4.4 acres on the east. The northern ±2 acres (on the west side of the highway and adjacent to Blue Beacon) are cleared and development-ready and may be purchased separately. The site offers ±650' of frontage on the west side of the interstate and ±1,250' on the east. The eastern portion includes a small billboard with excellent highway visibility. The west portion of the site is zoned B-5 and the east portion is zoned R-2 (Single Family Residence District).

SOUTH LOT (PIN: 03-11-019-099)

±18.6 acres of vacant land offering strong highway visibility with over ±1,100' of frontage along I-57 / I-70. This site is entirely undeveloped and included within Effingham's NU (Non-Urban) zoning.

Parcels can be sold individually or as a portfolio.

Property Details

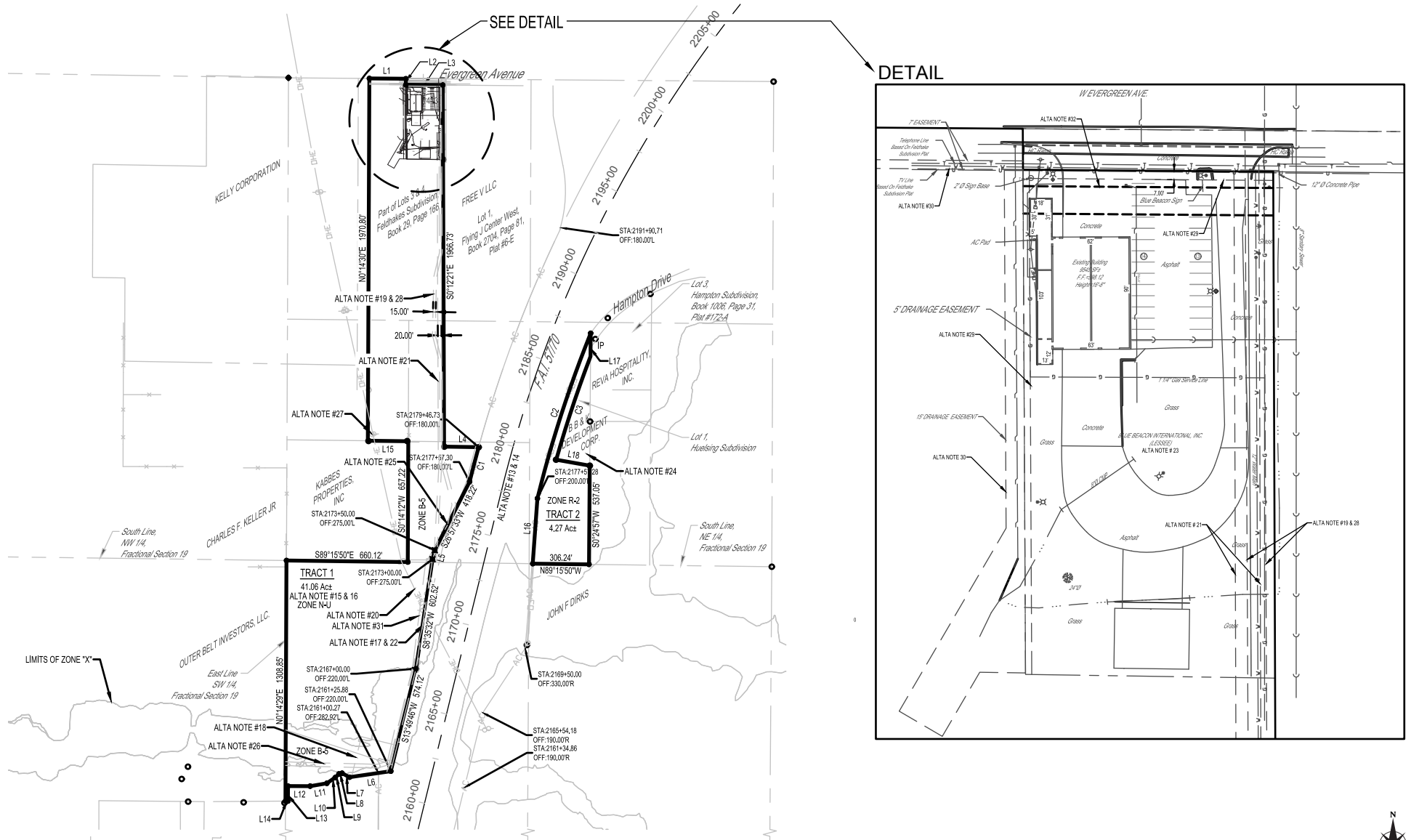
Address:	1703 W. Evergreen Avenue, Effingham, IL 62401
Zoning:	B-5, R-2, & NU

PINS & RE TAXES

	PIN	Size (Acres)	RE Taxes (2024)
1703 W. Evergreen Avenue	03-11-019-089	2 Acres	\$22,529.22*
North Lot	03-11-019-034	24.4 Acres	\$252.68
South Lot	03-11-019-099	18.6 Acres	\$208.08
Total:		45 Acres	\$22,989.98*

* Blue Beacon pays the full real estate tax bill for 1703 W. Evergreen Avenue totaling \$22,529.22. The Property Owner is responsible for the taxes associated with the North and South Lots totaling \$460.76.

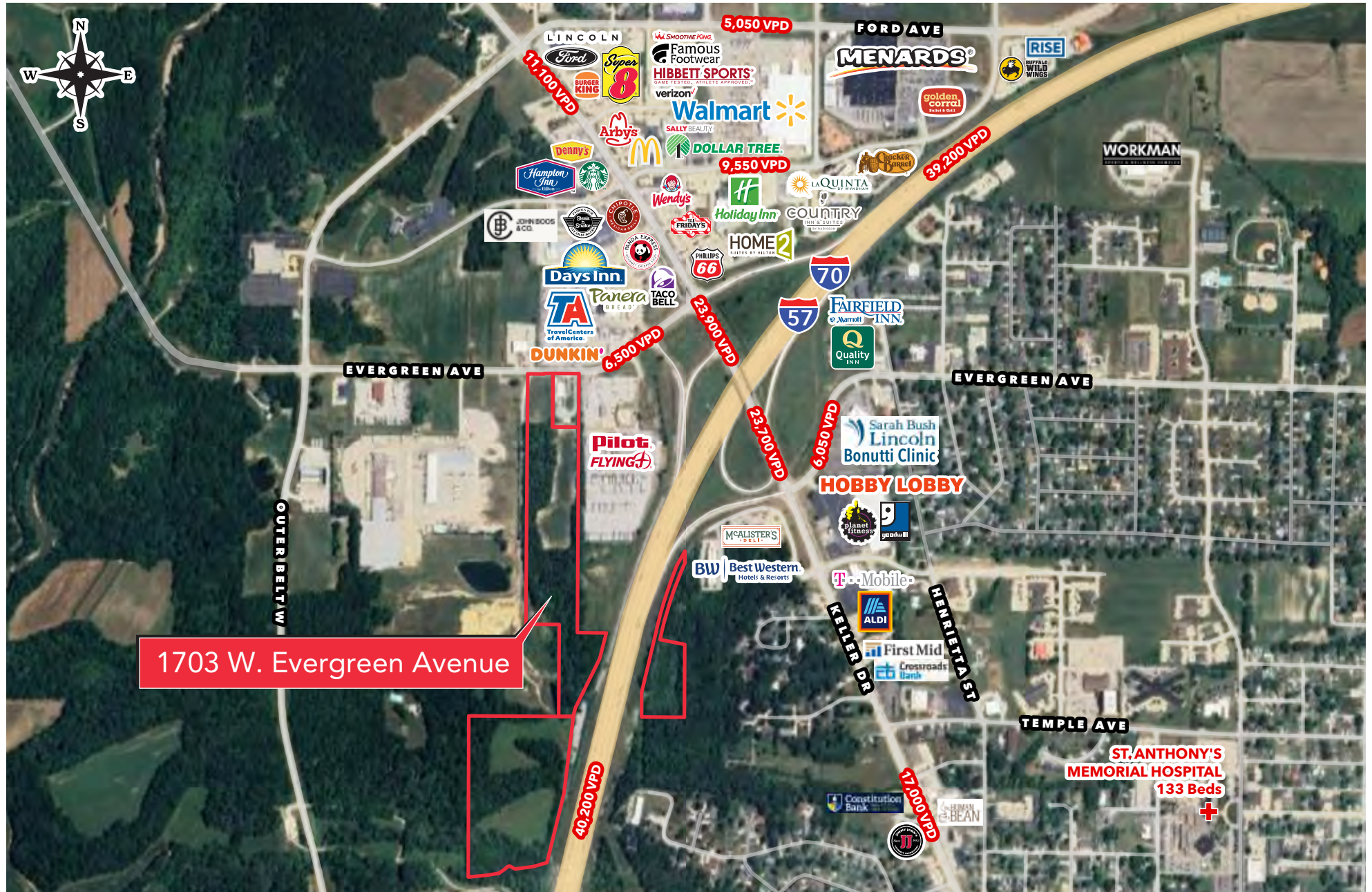
Survey



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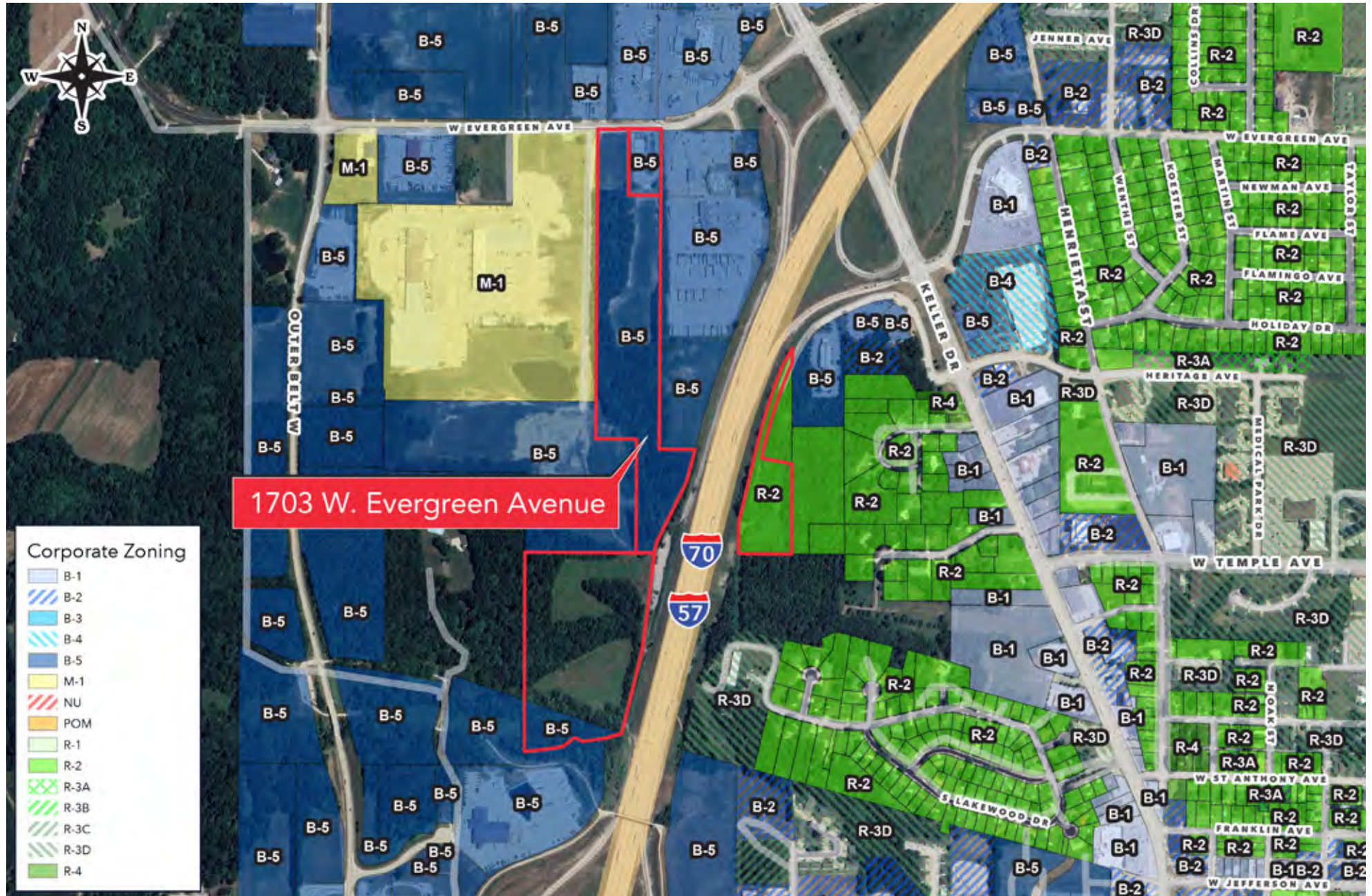
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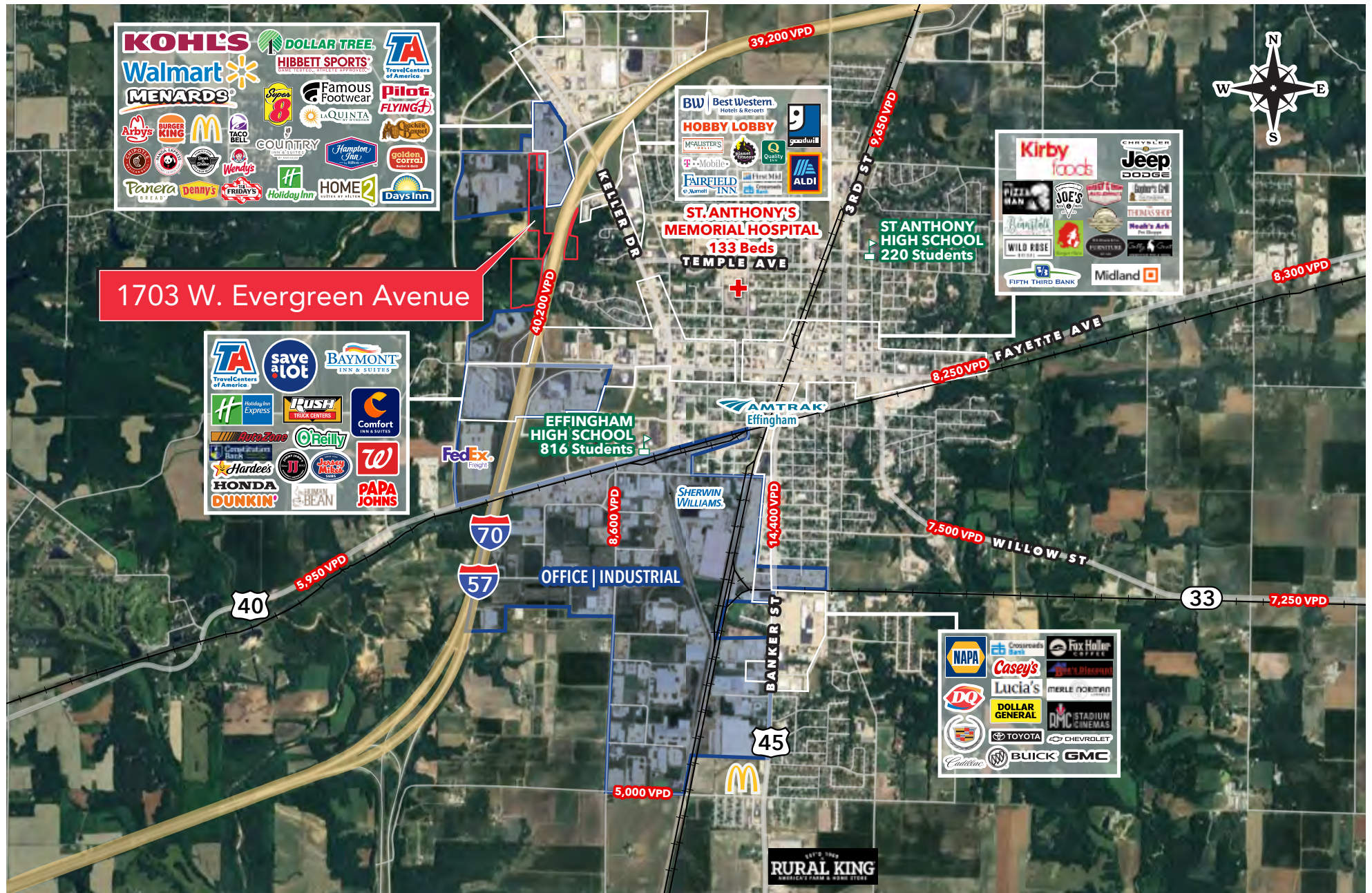




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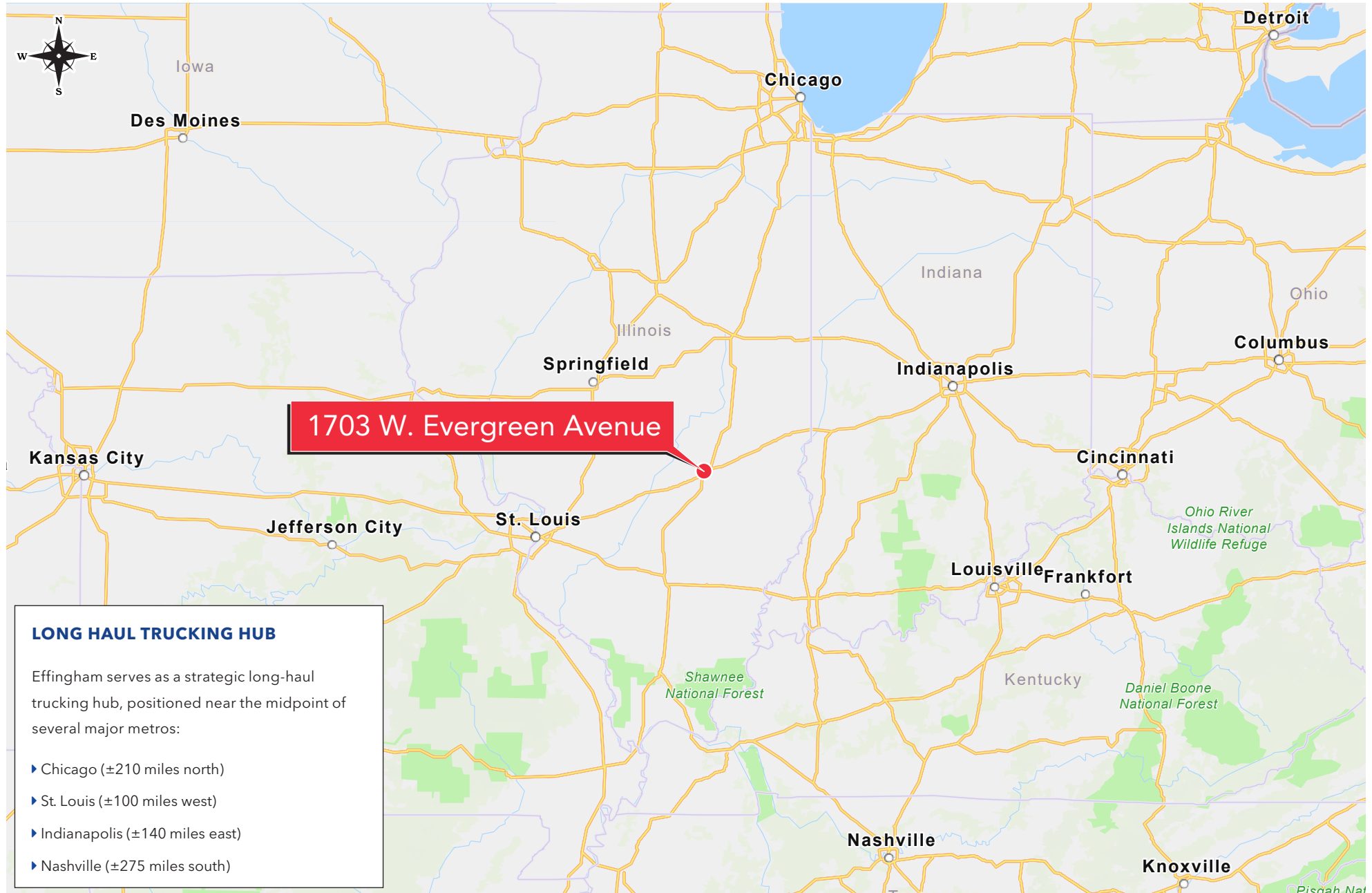




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FOR MORE INFORMATION CONTACT

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