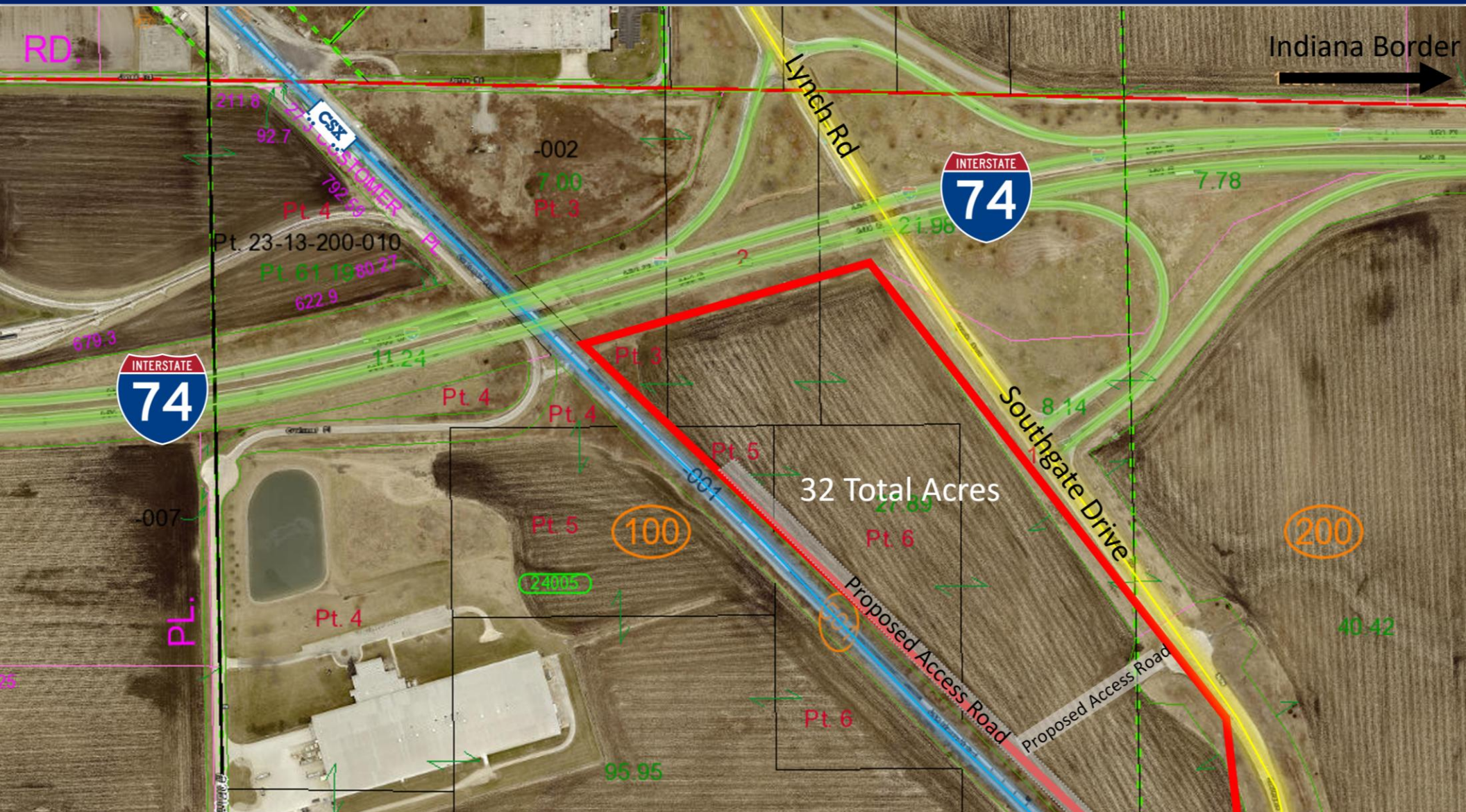


SOUTHGATE DEVELOPMENT LAND



32 Total Acres

100

200

RETAIL LOTS FOR SALE
3671 SOUTHGATE DR
DANVILLE, IL 61834

AJ Thoma III, CCIM, SIOR
O: 217.403.3425
E: AJT@CBCDR.com

Dana Flinn-Freeland
O: 217.318.3496
E: DANA@CBCDR.com

©2023 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.

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Summary ("CS") 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 CS 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 CS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CS contains descriptive materials, 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 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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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 CS, 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 CS 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 CS 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 CS and/or any other Information concerning the Property; (5) you will not provide this CS 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.

SOUTHGATE DEVELOPMENT LAND

PROPERTY OVERVIEW

Southgate Development Land presents a rare opportunity to acquire lots consisting of 2 to 32 acres of commercially zoned development land at one of the most visible interstate locations in Eastern Illinois. Positioned in the southwest quadrant of Interstate 74 and Lynch Road/Southgate Drive, the property benefits from excellent regional access and exposure along a major transportation corridor serving both Illinois and Indiana markets.

The site is offered for sale in its entirety and is well-suited for a variety of commercial, retail, hospitality, entertainment, service, and mixed-use development opportunities. The existing curb cut along Southgate Drive provides established access, while a planned internal roadway configuration offers flexibility for future site planning and development. Utility availability and extension requirements should be independently verified by prospective purchasers.

The Southgate/Lynch Road corridor has long served as a key commercial and industrial gateway to Danville, supporting a diverse mix of retail, hospitality, service, logistics, and industrial uses. Located near the Golden Nugget Danville Casino and immediately adjacent to Interstate 74, the property benefits from strong regional visibility and accessibility while drawing from both Eastern Illinois and Western Indiana markets.

The property is located near the Golden Nugget Danville Casino, a significant regional destination that attracts visitors from across Eastern Illinois and Western Indiana. Combined with immediate access to Interstate 74 and proximity to the Indiana state line, the site offers exceptional visibility, accessibility, and long-term development potential.

Danville is strategically located approximately 35 miles east of Champaign-Urbana, 90 miles west of Indianapolis, 140 miles south of downtown Chicago, and 215 miles northeast of St. Louis, providing convenient access to major Midwest population centers.

PROPERTY INFORMATION

Address	3671 SOUTHGATE DR Danville, IL 61834
Sale Price	Negotiable
Lot Size	Up to 32 Acres
Zoning	B3- General Business
PIN	24-18-100-010
RE Taxes	\$2,138.92 (2025 payable 2026)

Potential Division



SOUTHGATE DEVELOPMENT LAND

CONCEPTUAL SITE PLAN



SOUTHGATE DEVELOPMENT LAND

AERIAL



SOUTHGATE DEVELOPMENT LAND



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

CONTACT

AJ Thoma III, CCIM, SIOR

Executive Vice President

CBCDR

Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com



Dana Flinn-Freeland

Executive Broker Associate

CBCDR

Illinois Licensed Real Estate Managing Broker

C: 630.544.7952

O: 217.318.3496

dana@cbcdr.com



OFFERING HIGHLIGHTS

- Interstate 74 Visibility & Access
- Gateway Location at Illinois/Indiana Border
- 32 ± Acres Available
- Enterprise Zone
- Near Golden Nugget Danville Casino
- Flexible Development Potential