

# LAND FOR SALE

2834 - 2836 South Park Ave. Route 148, Energy, IL 62933



**BARBERMURPHY**

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# AREA MAP

2834-2836 SOUTH PARK AVE. ROUTE 148, ENERGY, IL 62933



## LOCATION OVERVIEW

24.4 acres located along (IL. Rt. 148 / Park Ave.) the primary business corridor with an ADT of 14,500 vehicles. The property is approximately a half-mile north of IL. Route 13 which is the major east/west traffic corridor serving the region.

Frontage: 726'  
Depth: 1,276'

Veterans Airport of Southern Illinois

IL Route 13

EXIT 54A



# DEMOGRAPHIC SUMMARY

Energy, Illinois 2  
Ring of 5 miles

## KEY FACTS

27,429

Population



11,858

Households

41.1

Median Age

\$48,072

Median Disposable Income

## EDUCATION

6.7%

No High School Diploma



26.3%

High School Graduate



34.6%

Some College/  
Associate's Degree



32.4%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$56,571

Median Household Income



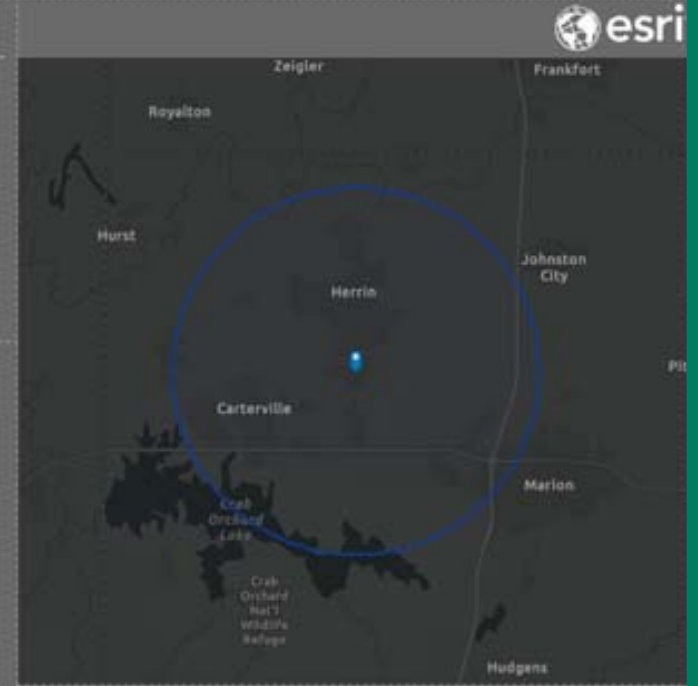
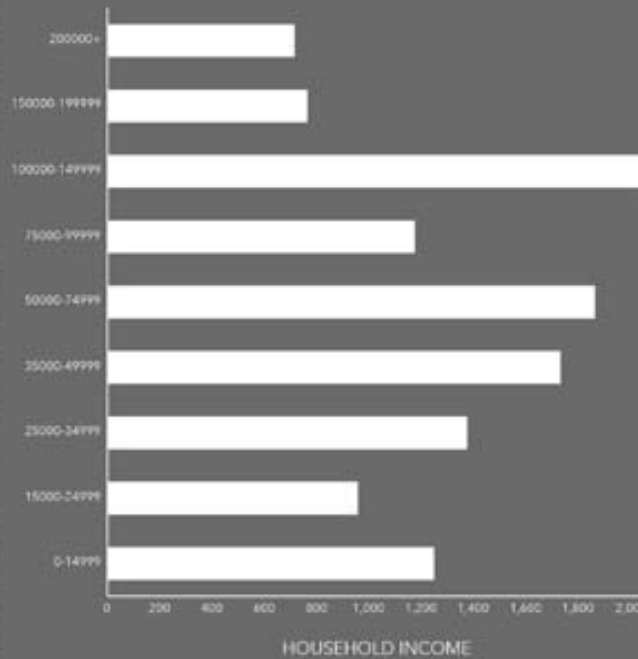
\$37,394

Per Capita Income



\$137,283

Median Net Worth



## EMPLOYMENT

65.7%

White Collar



19.6%

Blue Collar



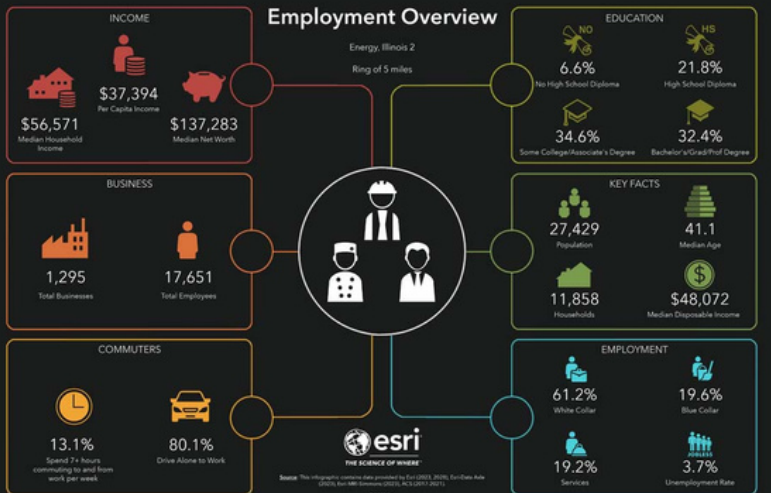
19.2%

Services

3.7%

Unemployment Rate

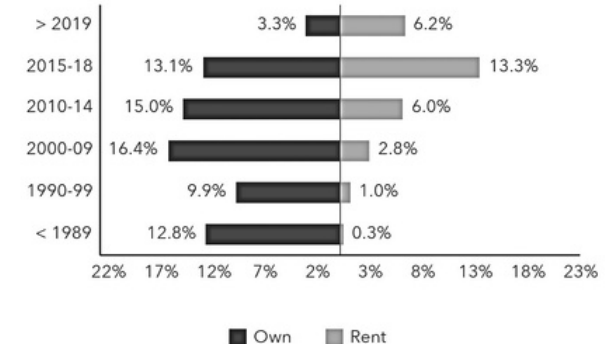
Source: This infographic contains data provided by Esri (2023, 2028). © 2023 Esri



## Housing by Age of Householder



## Year Householder Moved In



# Housing Market Characteristics

Energy, Illinois 2  
Ring of 5 miles



**\$156,194** ↓  
Median Home Value

60% lower than Illinois which is  
**\$249,507**



**132**

Housing Affordability  
Index



**16.6%**

Percent of Income  
for Mortgage



**65**

Percent of Income for  
Mortgage (Index)

Age <18 **5,717**

Age 18-64 **16,004**

Age 65+ **5,709**

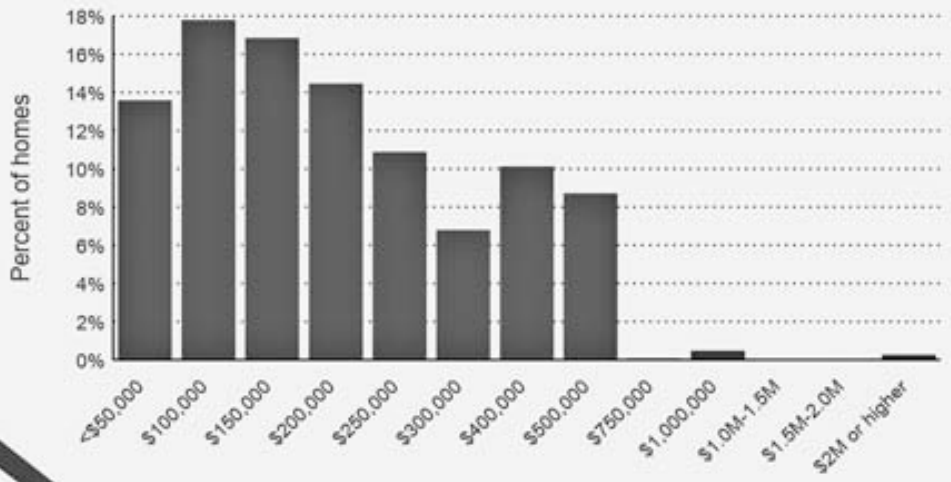
Total Pop  
**27,429**

Pop Growth  
**-0.08%**

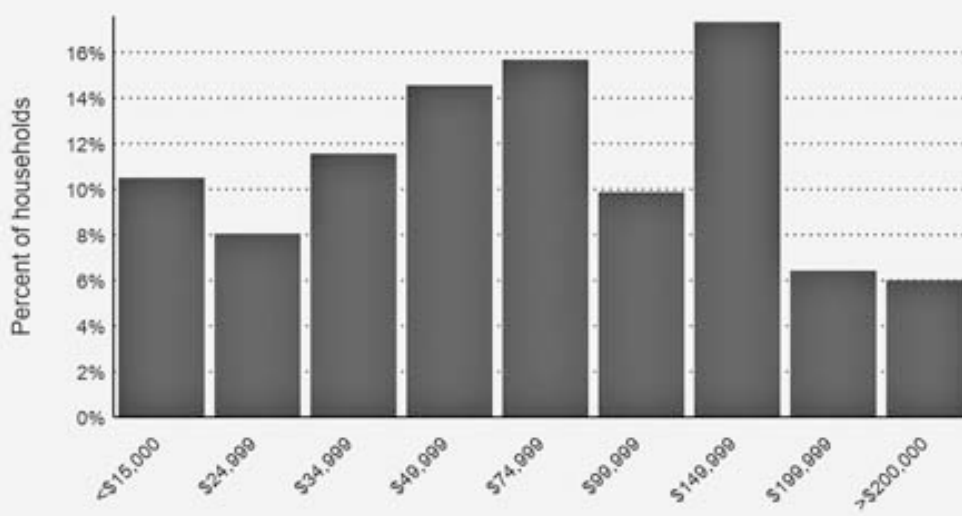
Average HH Size  
**2.29**

Median Net Worth  
**\$137,283**

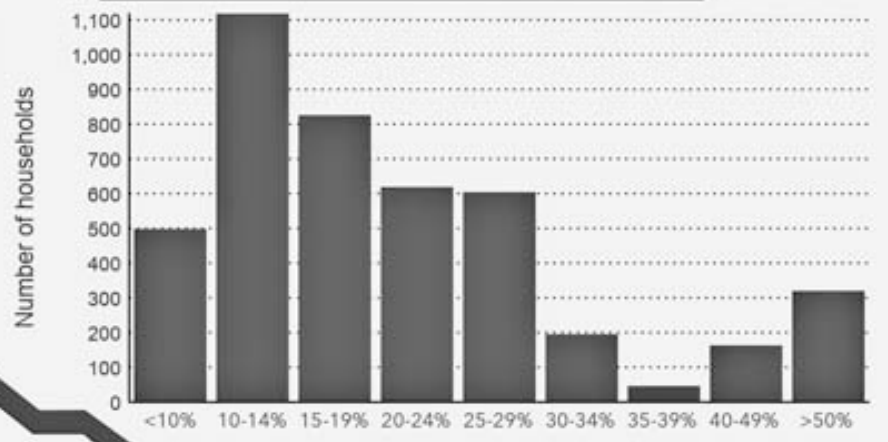
## Home Value



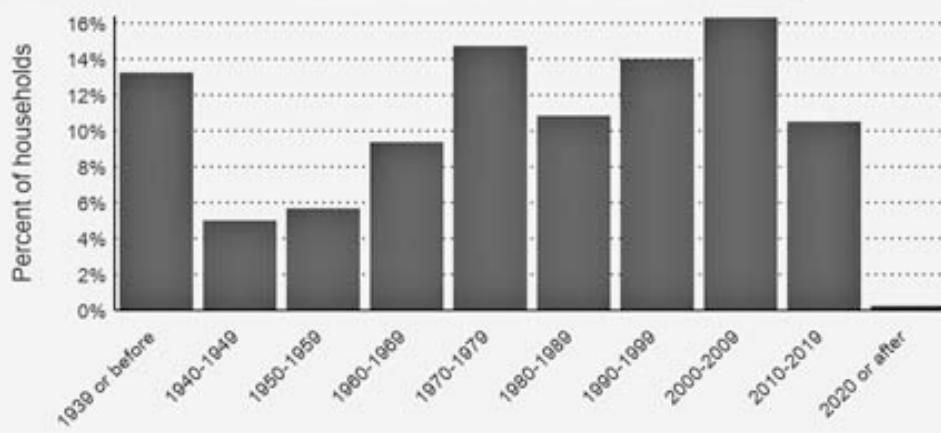
## Household Income



## Mortgage as % Salary



## Year Property Built





# LAND PROPERTY SUMMARY

2834-2836 SOUTH PARK AVE. ROUTE 148, ENERGY, IL 62933

#2849

## SALE INFORMATION:

Sale Price: \$2,456,784  
Sale Price/Acre: Contact Broker  
Sale Price/SF: \$1.00- \$5.00/SF

## LEASE INFORMATION:

For Lease: NO  
Lease Rate:  
Lease Terms:

## LAND MEASUREMENTS:

Acres: 24.4 AC  
Total Acres Available: 24.4 AC  
Min Divisible Available: Contact Broker  
Frontage: 726 FT  
Depth: 1,276 FT  
Subdivide Site: YES

## PROPERTY INFORMATION:

Parcel No: 06-06-400-016 , 027  
County: Williamson  
Zoning: CG  
Prior Use:  
Traffic Count: 14,500  
TIF: YES  
ENTERPRISE Zone: YES  
Foreign Trade Zone: NO  
Survey: NO  
Environmental: NO  
Archaeological: NO  
Property Tax: \$350  
Tax Year: 2023  
Topography: Flat & Gently rolling



## UTILITY INFORMATION:

Water Provider: Village of Energy  
Location: Fronts property  
Sewer Provider: Village of Energy  
Location: Fronts property  
Gas Provider: Ameren IL  
Location: Fronts property  
Electric Provider: Ameren IL  
Location: Fronts property  
Telecom Provider:  
Location:

## TRANSPORTATION:

Interstate:  
Rail:  
Barge:  
Airport:

## COMMENTS:

Site is suitable for a wide range of commercial and mixed-use development projects. Located in a TIF District, Enterprise Zone and Business Development District. All essential utilities fronts property. Property is divisible and priced at a range of \$1.00 SF - \$5.00 based on location and size of each site. Total price of property undivided is \$2,456,784/Negotiable.



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