

Professional Real Estate Auctions By:



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# Online Only Real Estate Auction

Tract 1 - 1200-1290 Camp Jackson Road  
Cahokia Heights, IL 62206

**89,107± SF  
COMMERCIAL BUILDING**

**4.8± ACRES**

**MULTI-TENANT  
OPPORTUNITY**



***Bidding Closes: 5PM***  
***Monday, June 1, 2026***

***Viewing: 12-1PM***  
***Wednesday, May 26, 2026***

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County: St. Clair ♦ 2024 Taxes: \$115,541  
\*Taxes will be re-assessed after split recorded

Exemptions: None

Parcel Numbers: 06-02.0-316-020, 06-02.0-316-021

Zoning: Commercial

Tract 1 Lot Size: 4.8± Ac

Terms: \$50,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 6% Buyers Premium  
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
Any announcement made day of sale takes precedence over any printed material



Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

# Tract #1 - 1200-1290 Camp Jackson Road Property Information

89,107± SF ♦ Year Built: 1972 ♦ All Public Utilities Available ♦ Roof: EPDM ♦ Basement: None ♦ Electric: Circuit Breakers



Positioned within Nova Plaza just off Camp Jackson Road and Kazilek Drive, this expansive 89,107± square foot commercial building, formerly operated as a Kmart, offers a rare opportunity for redevelopment or repositioning within a well established urban retail corridor only ten miles from downtown St. Louis and equally close to other communities that help make up The Metro East. Its location along the signalized thoroughfare of Camp Jackson Road provides excellent visibility and steady exposure, supported by an average daily traffic count of approximately 25,000 vehicles. Built in 1972, the property is served by all public utilities, though they are currently disconnected. The building is in various stages of disrepair and will require a complete remodel along with code compliance updates prior to occupancy, making it an ideal candidate for a full scale redevelopment or value add investment strategy. An onsite electrical substation offers a unique advantage for power intensive users, and with City approval and coordination with Ameren for necessary infrastructure upgrades, the site could be well suited for conversion to a data center or other utility driven operations. Surrounded by a mix of national and local retailers, the property is adaptable to a wide range of commercial uses, including retail, warehouse, distribution, or other creative adaptive reuse concepts. Zoned Heavy Commercial within the City of Cahokia Heights, it supports numerous permitted uses, while specialized or alternative uses would require municipal approval. The offering is further strengthened by favorable surrounding demographics, including a population of more than 127,000 within a five mile radius and an average household income of approximately \$45,000 within three miles. Optional Add On: Tract 2 is being sold separately, consisting of approximately 94,167± square feet of partially leased retail units, may be purchased separately. This income producing portion includes established tenants such as Dollar Tree, Citi Trends, Aaron's, Imo's Pizza, and other complementary retailers, generating approximately \$496,479 in annual rental revenue. With its substantial footprint, prime location, redevelopment potential, and optional income producing component, this property represents an exceptional opportunity for investors, developers, or owner users seeking a large scale commercial asset in a growing Metro East market.



# *Additional Photographs*

