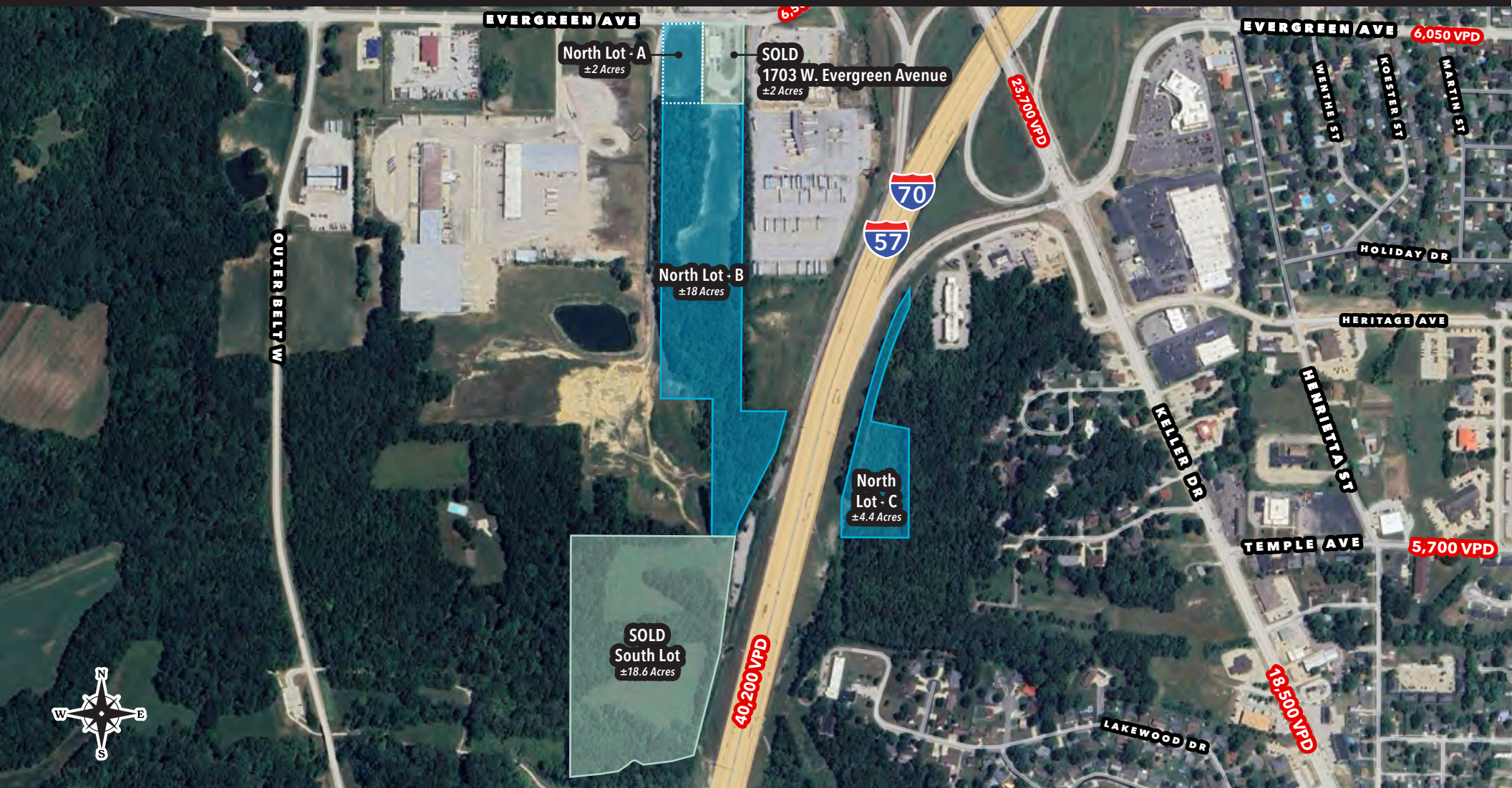


FOR SALE

Effingham Development Opportunity

1703 W. EVERGREEN AVENUE // EFFINGHAM, IL 62401



Owen Wiesner
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Ari Topper, CFA
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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 in Effingham, Illinois (the "Property"), a three-parcel offering totaling approximately ±45 acres, upon which ±24.4 acres remain available as the others have sold.

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:

Contact Brokers

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

PROPERTY HIGHLIGHTS

- ▶ ±45 acres across three parcels with considerable Interstate frontage
 - » North Lot - AVAILABLE: ±24.4 acres of vacant land with ±2 acres of development ready cleared land that may be purchased separately
 - » South Lot - SOLD: ±18.6 acres of vacant land offering
 - » 1703 W. Evergreen - SOLD: ±2-acre parcel with ±9,800 SF industrial building leased to Blue Beacon
- ▶ 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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**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 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).

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.

SOLD - 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.

SOLD - 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). Sold August 2026.

Property Details

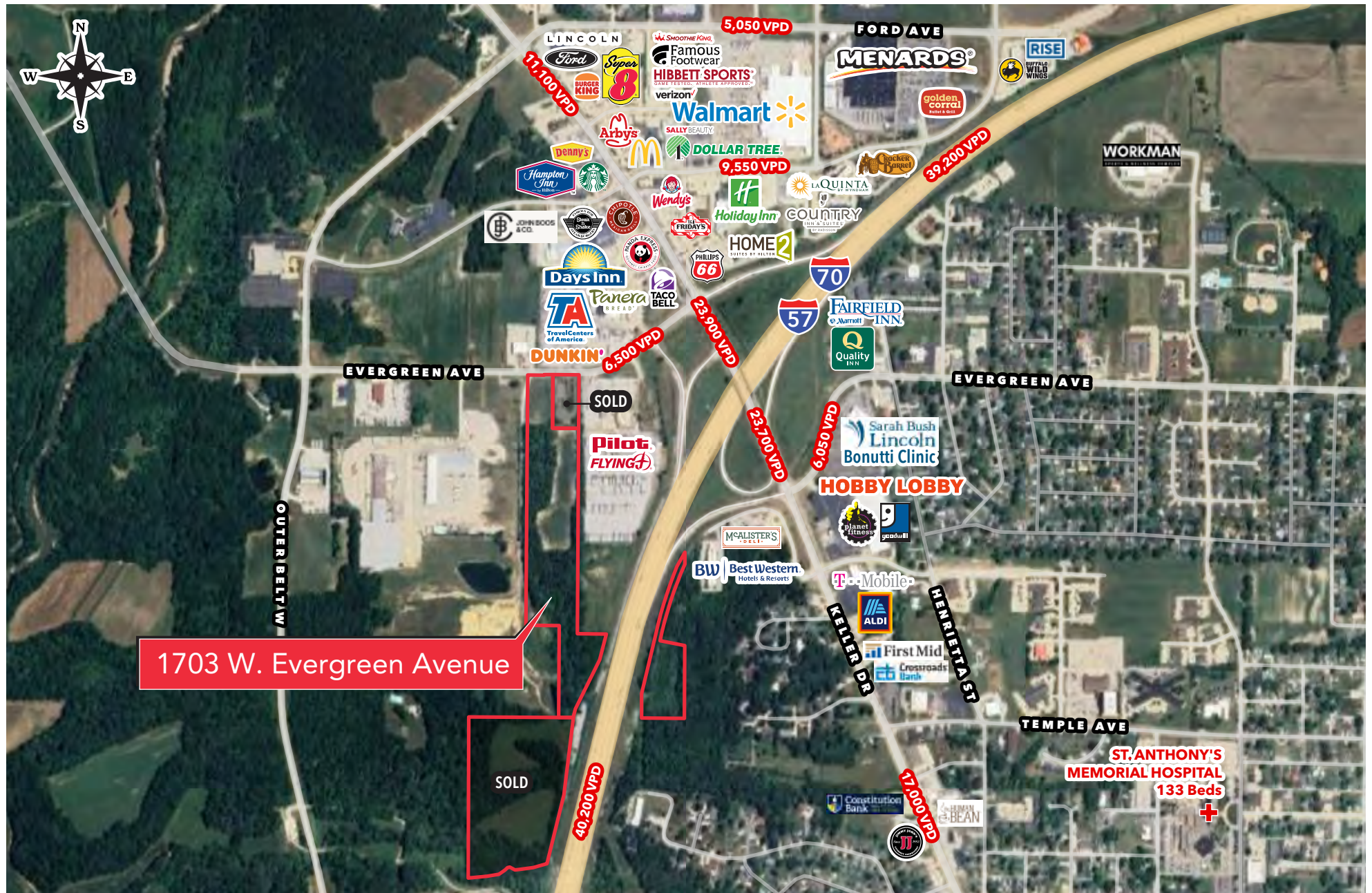
Address:	1703 W. Evergreen Avenue, Effingham, IL 62401
Zoning:	B-5, R-2, & NU

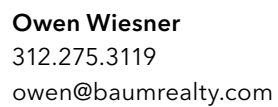
PINS & RE TAXES

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

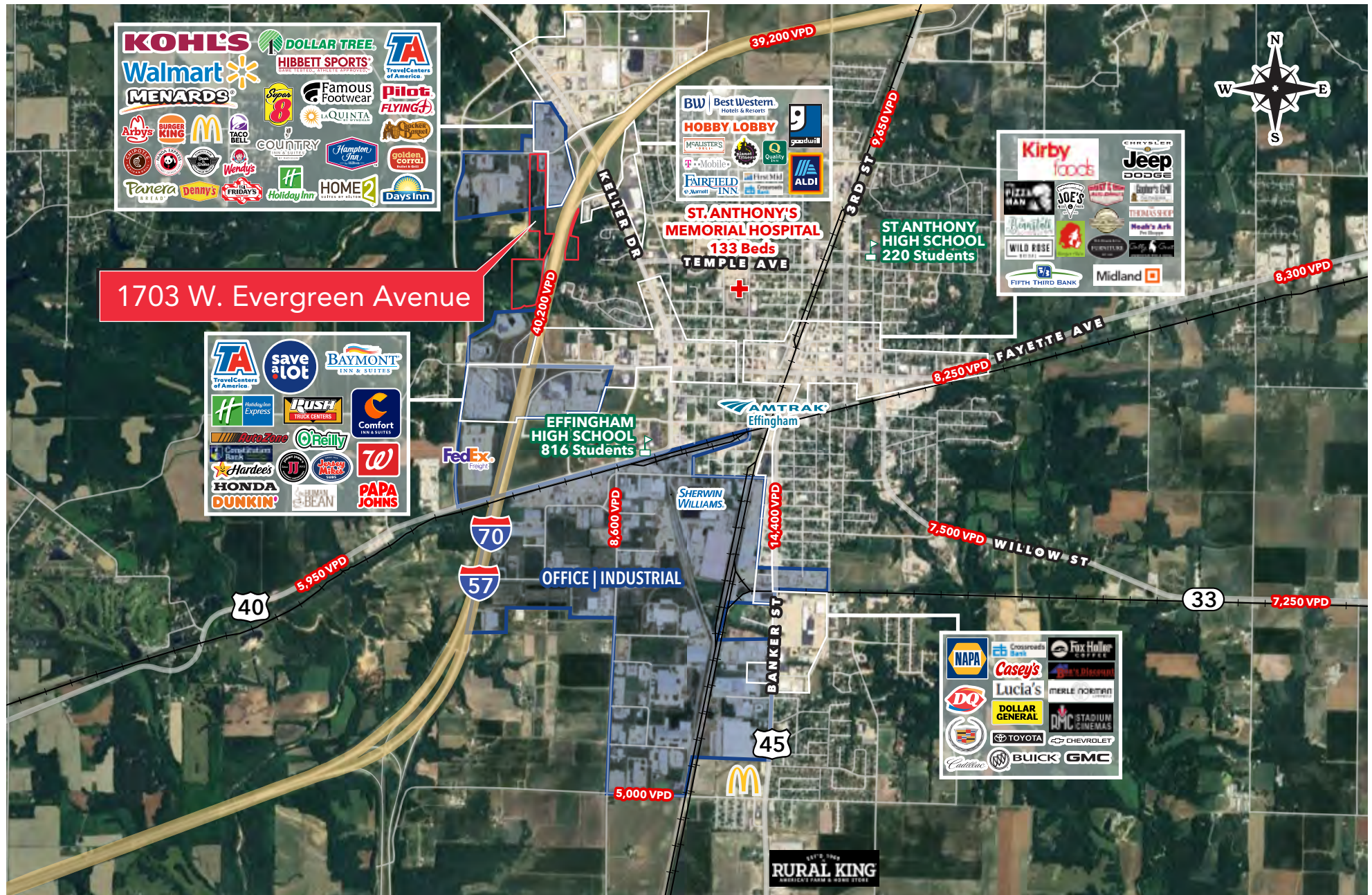
* Blue Beacon pays the full real estate tax bill for 1703 W. Evergreen Avenue totaling \$22,529.22. The Property Owner is responsible for the taxes associated with the North and South Lots totaling \$460.76.

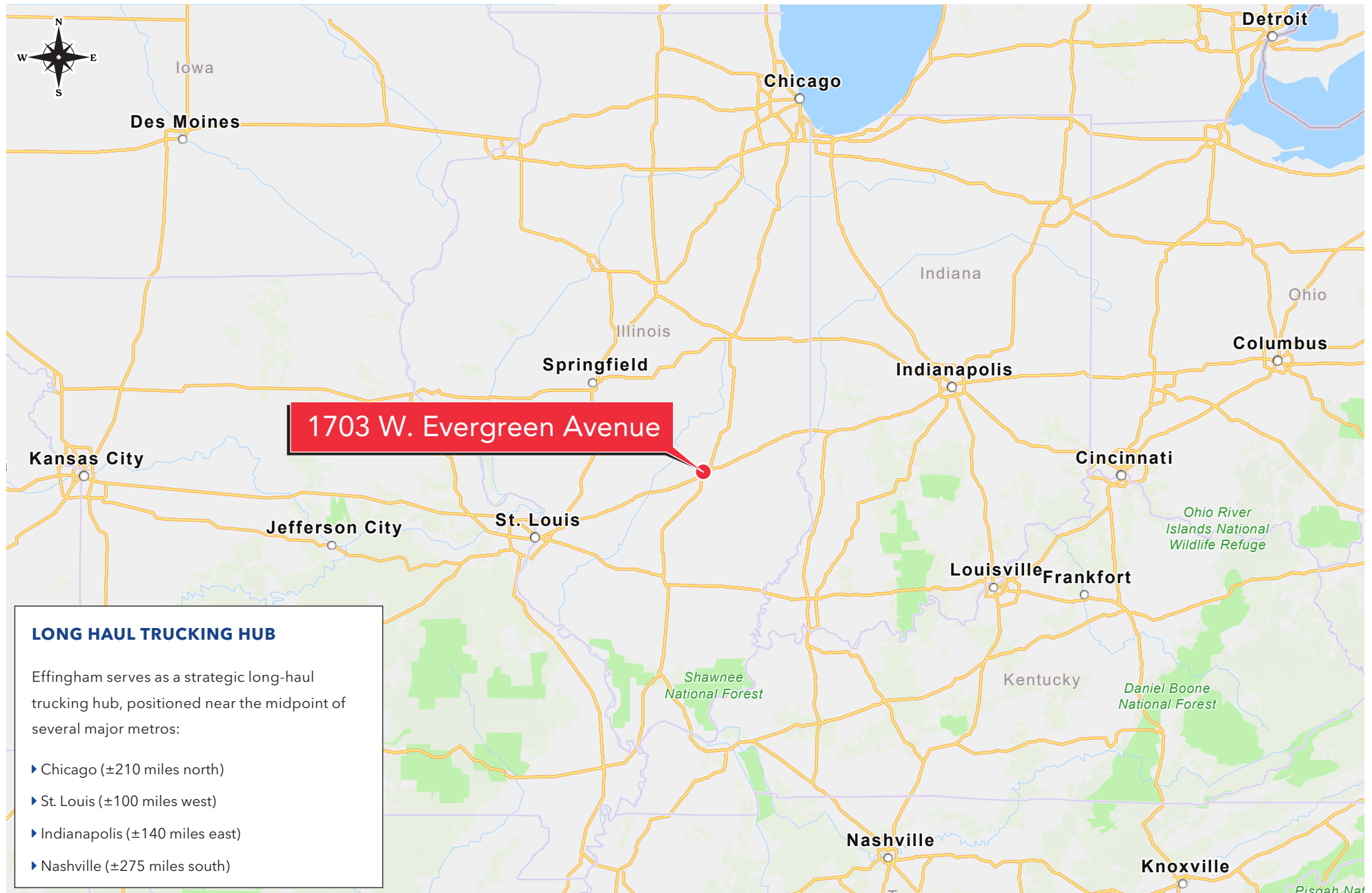
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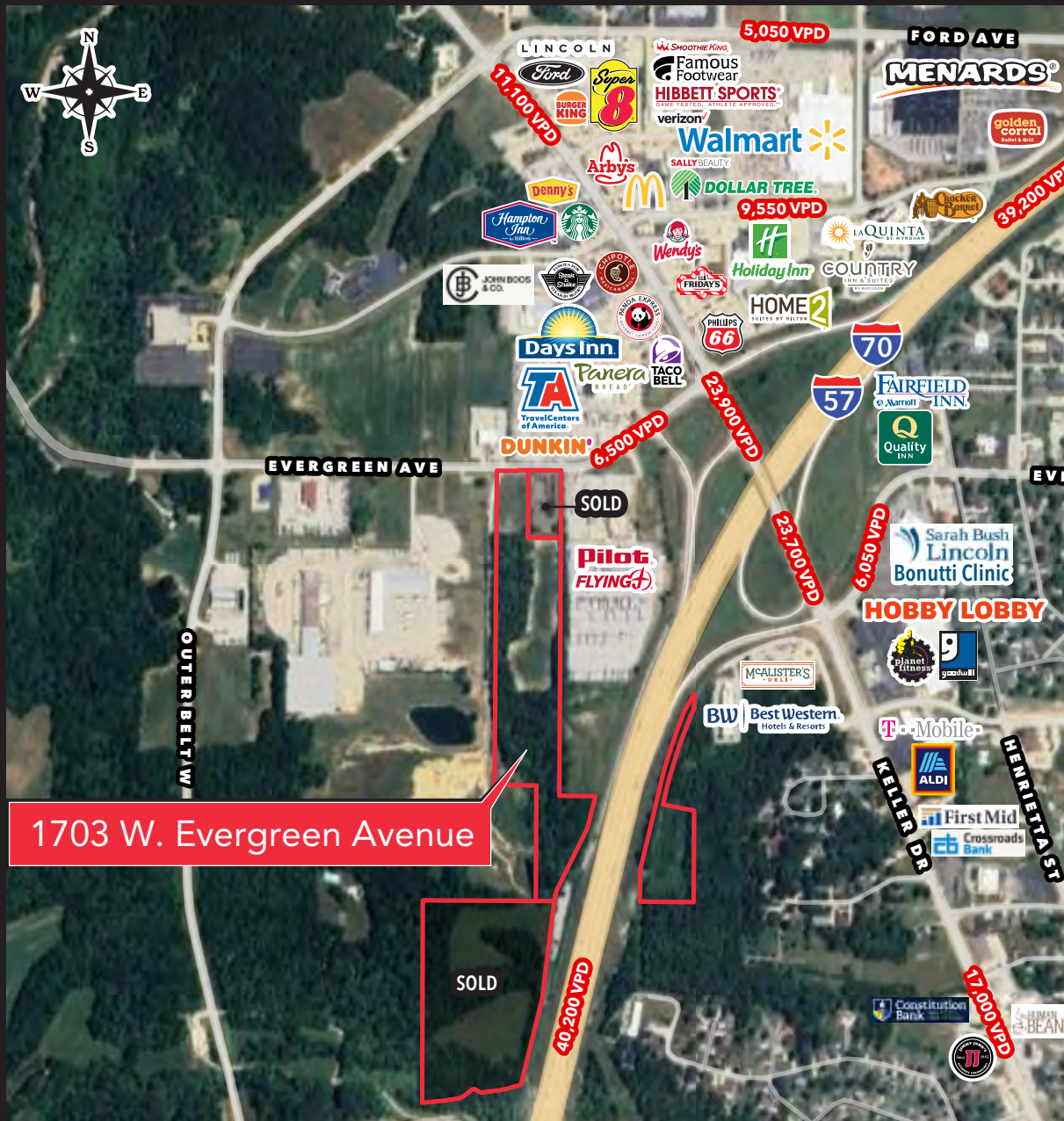




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