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# SOUTHGATE RETAIL LAND



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## PROPERTY OVERVIEW

This retail subdivision is being offered for sale for the first time in tracts up to 15.5 acres. The property is located in the SW Quad of Interstate 74 & Lynch Rd. / Southgate Drive. The site sits just south of the on/off ramp of I-74 in Eastern Central Illinois on the Indiana Border.

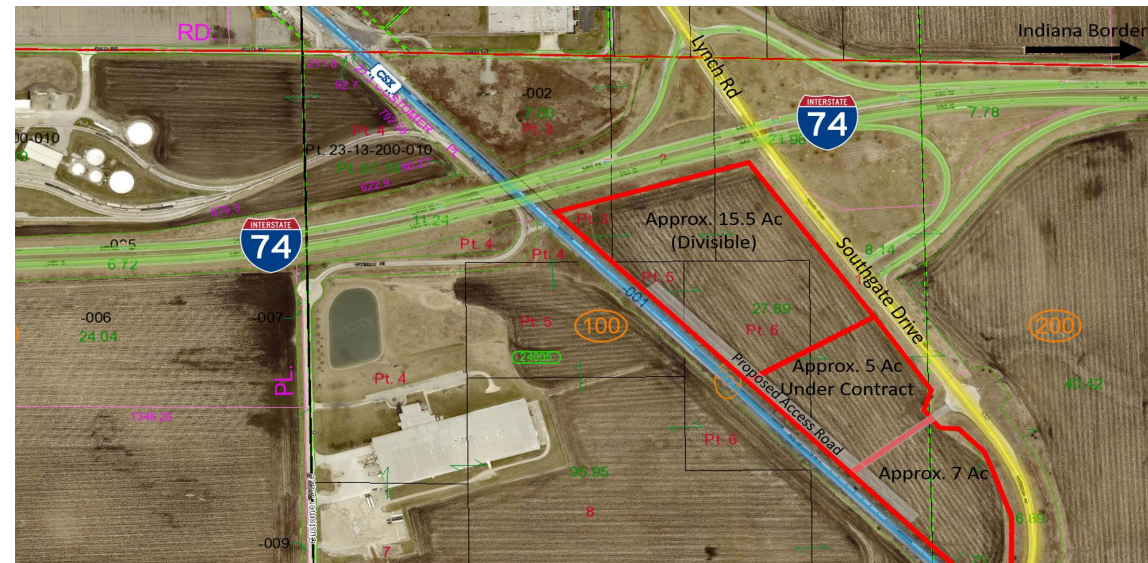
This 32+ acre site currently has 5 acres under contract to a national fuel provider with up to 15.5 acres to the north (closest to I-74), and up to 7 acres to the south. Curbcuts off Southgate Drive are already installed and the buyer of 5 acres will be putting in the access drive to the development. Lots will have access via a proposed access road on the west side (back) of the property. All utilities are currently to the site and the property is located within an Enterprise Zone.

Lynch Rd / Southgate Drive has historically been a mix of industrial to the south (Southgate Dr.) and Retail & Industrial to the north (Lynch Rd.). Just north of I-74 on Eastgate Dr. (access road from Lynch) is a new Golden Nugget Casino that is scheduled to open in Spring of 2023. This new casino will draw from about a 60 – 90 mile radius from Danville and will feature 500 slot machines and 14 table games along with a pair of restaurants and a Golden Nugget Sportsbook.

Danville is conveniently located 138 miles from Chicago (south via I-57), 214 miles from St. Louis (northwest via I-57/I-70), 90 miles from Indianapolis (west via I-74), 35 miles from Champaign (east via I-74), and less than .5 miles from the Indiana Border.

## PROPERTY INFORMATION

<b>Address</b>	TBD SW Corner of I-74 & Southgate Drive Danville, IL 61834
<b>Sale Price</b>	Negotiable
<b>Lot Size</b>	Up to 7 Ac & 15.5 Ac (Divisible)
<b>Tax Pin</b>	24-18-100-010
<b>Zoning</b>	B3- General Business
<b>RE Tax</b>	\$2,178.66-2021

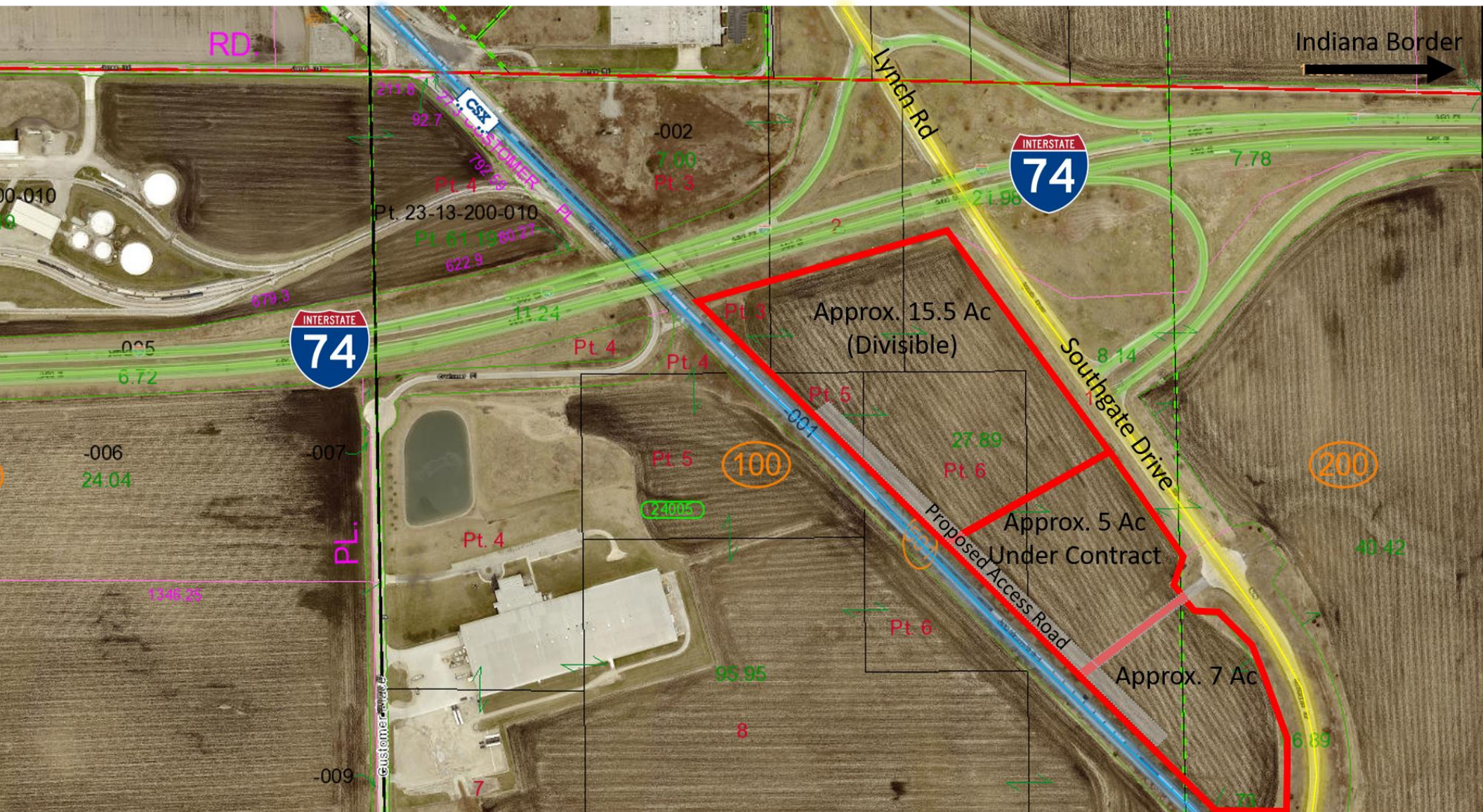


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## SITE PLAN

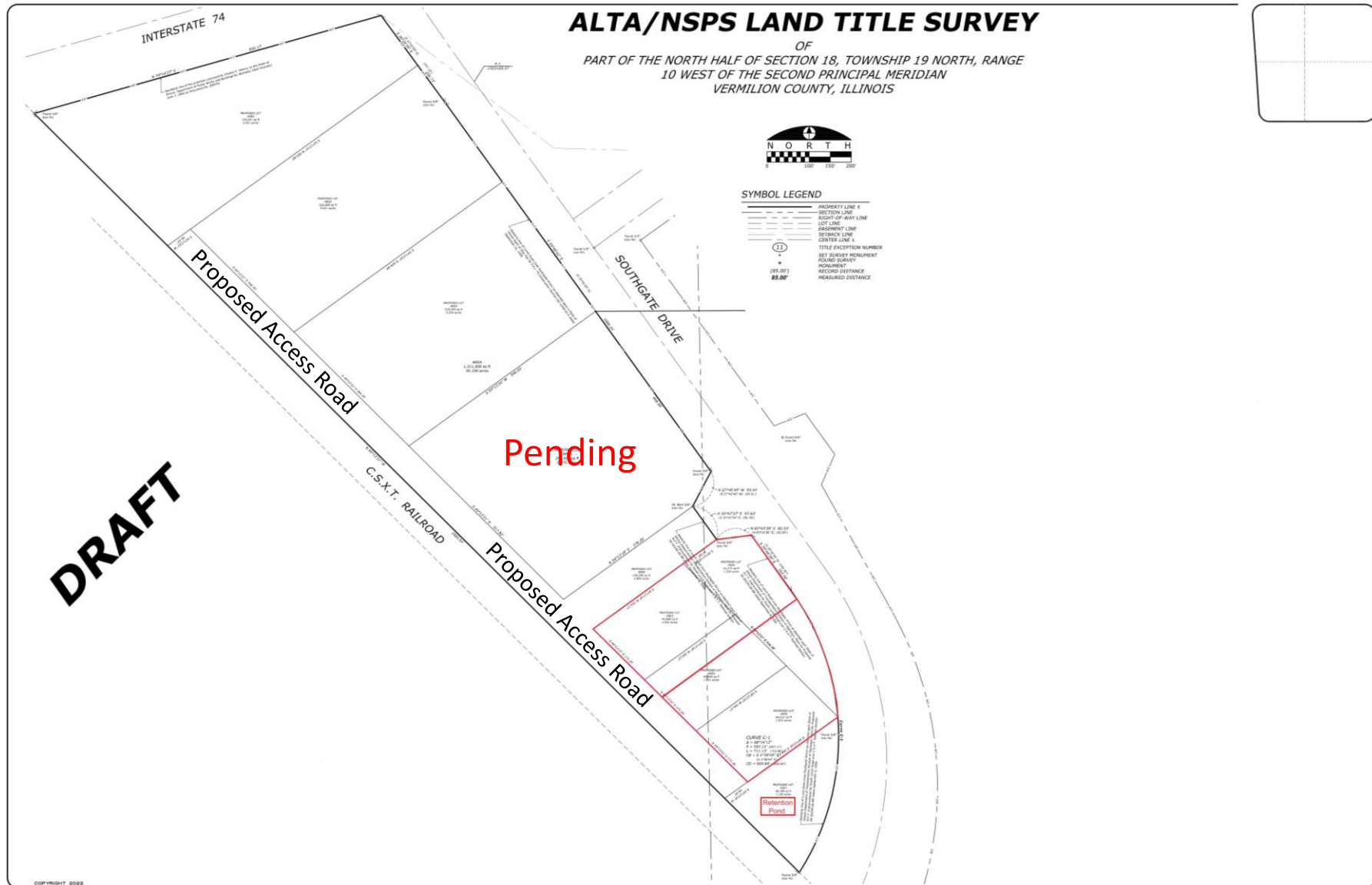


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## PROPOSED DRAFT SITE PLAN



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## CONTACT



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## INVESTMENT HIGHLIGHTS

- Great Interstate Access
- First Exit in IL on I-74
- South of New Golden Nugget Casino
- Enterprise Zone
- All Utilities to Site
- Flexible Land Sizes Available