

# TEUTOPOLIS INDUSTRIAL CENTER

KO-LINKS LLC

515 W Main Street

Teutopolis, IL

For Sale or For Lease

**UPLAND**  
REAL ESTATE GROUP, INC.



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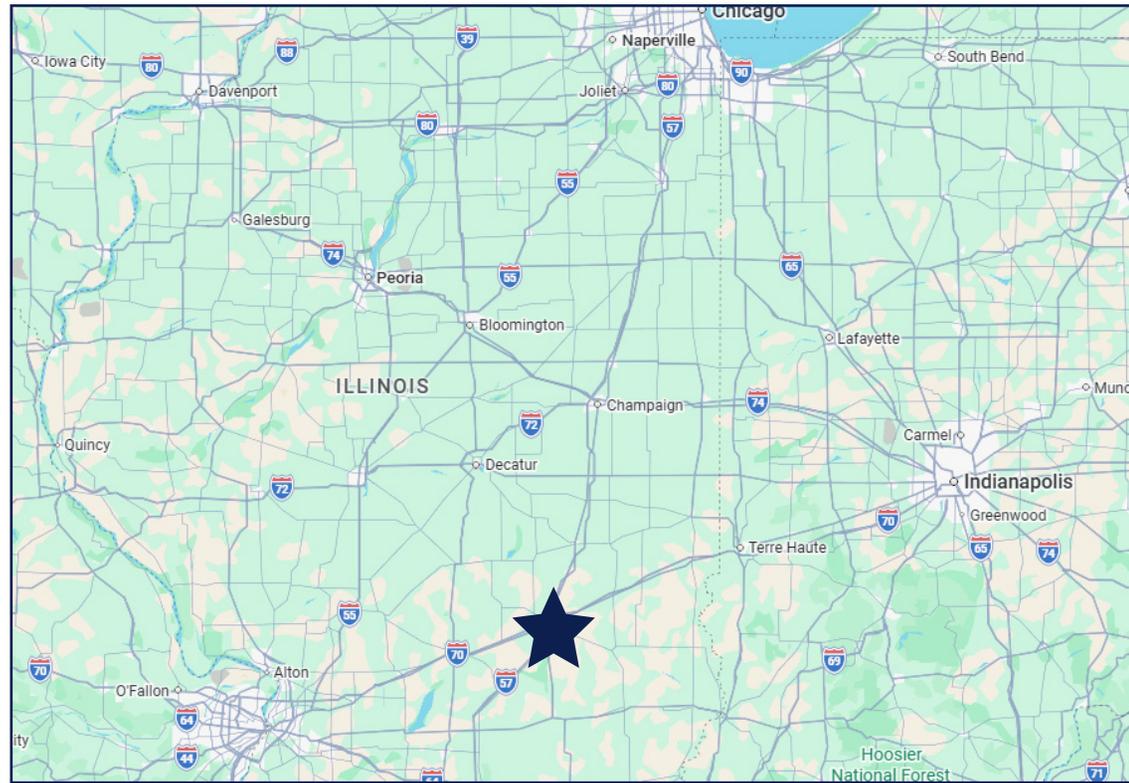
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*Look Upland. Where Properties  
& People Unite!*

IL Designated   
Broker & Project Broker of Record

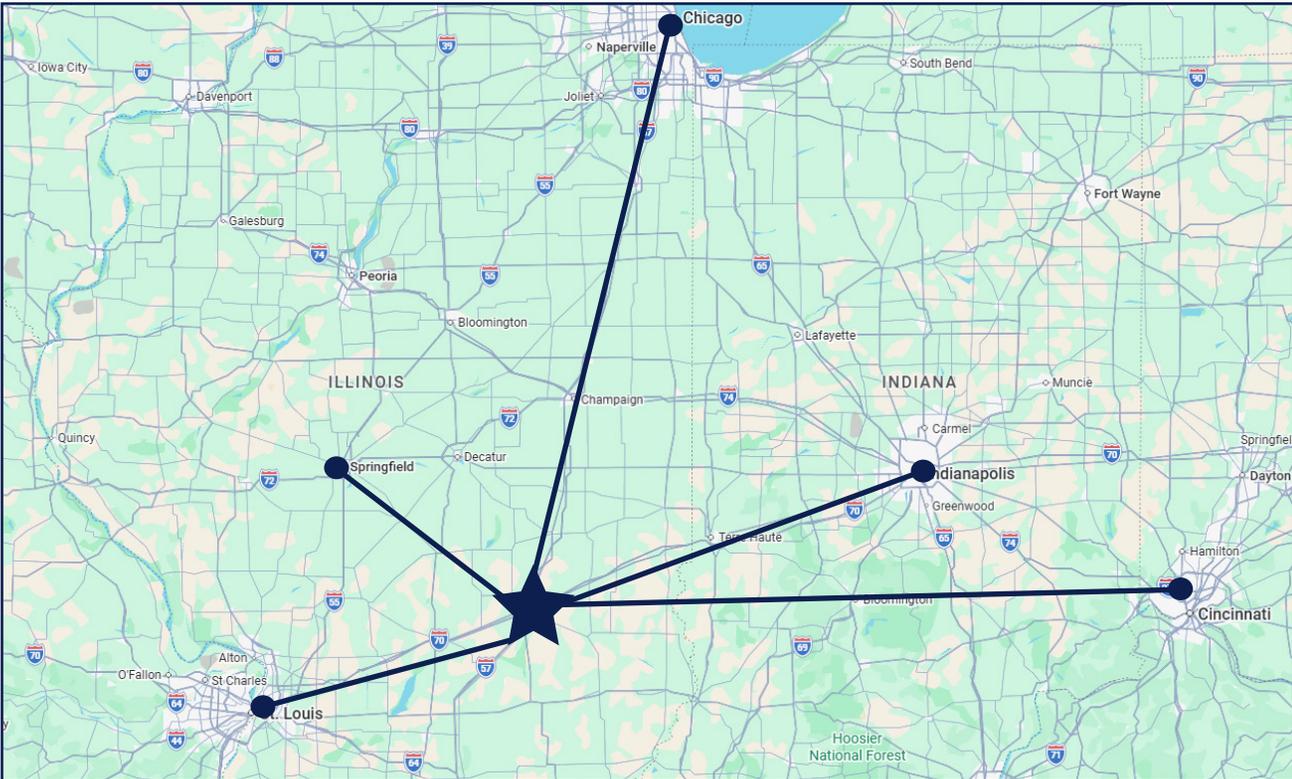
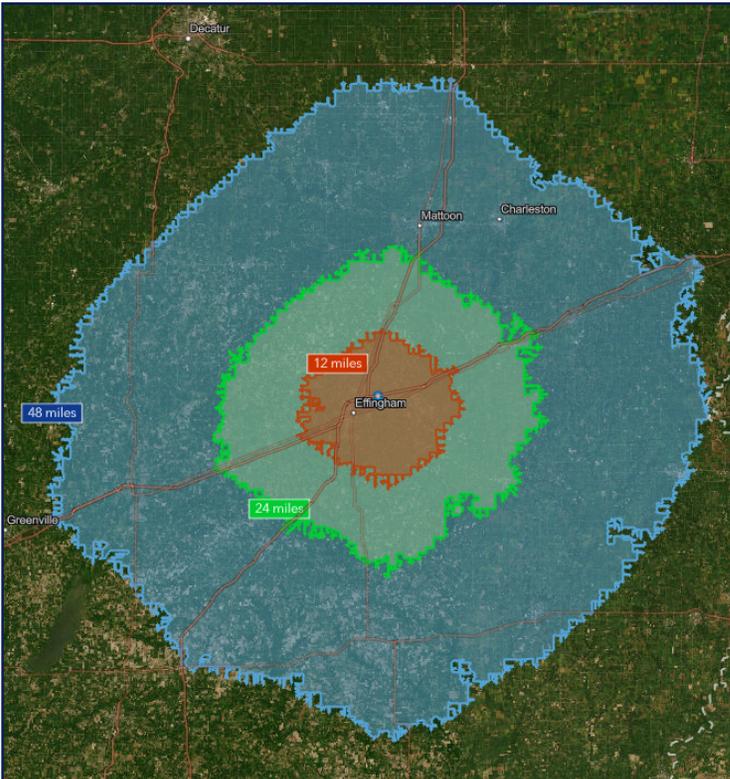
<b>ADDRESS</b>	515 W Main Street
<b>CITY, STATE</b>	Teutopolis, IL 62467
<b>SPACE AVAILABLE</b>	90,000 SF
<b>LOT SIZE</b>	7.69 AC
<b>SALE PRICE</b>	\$3,900,000
<b>LEASE RATE</b>	\$3.75 PSF NNN
<b>YEAR BUILT</b>	1966
<b>COUNTY</b>	Effingham
<b>ZONING</b>	TM - Teutopolis Industrial



HIGHLIGHTS

- Large scale industrial facility available for sale or lease
- Designed for manufacturing, processing, or bulk storage operations
- Efficient site size supporting truck access and yard use
- Ideal for equipment-driven or production focused users
- Average household income of \$124,658 in a 3-mile radius

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>POPULATION</b>	1,662	4,975	16,357
<b>MEDIAN AGE</b>	37.1	39.0	39.7
<b>MEDIAN HH INCOME</b>	\$95,259	\$96,357	\$73,018
<b>AVERAGE HH INCOME</b>	\$121,377	\$124,658	\$95,677



**Distances**

Springfield, IL	85 Miles
St. Louis, MO	100 Miles
Indianapolis, IN	130 Miles
Chicago, IL	210 Miles
Louisville, KY	195 Miles

2025 DEMOGRAPHICS	12-MILE DRIVE TIME	24-MILE DRIVE TIME	48-MILE DRIVE TIME
POPULATION	26,634	55,819	223,678
MEDIAN HH INCOME	\$77,707	\$74,607	\$66,586
AVERAGE HH INCOME	\$100,345	\$92,588	\$84,569
MEDIAN AGE	40.7	42.0	41.9
MEDIAN HOME VALUE	\$233,576	\$188,455	\$156,556

### 1) Village of Teutopolis Incentives

a) The Village manages two primary Tax Increment Financing (TIF) districts. TIF funds are used to offset the costs of private development that benefits the community.

1. TIF Districts: \* West Main Street TIF District

\* Central TIF District

2. Eligible Costs: Companies can apply for reimbursement for “redevelopment project costs,” which often include:

\* Land acquisition and site preparation.

\* Rehabilitation or renovation of existing buildings.

\* Infrastructure improvements (sewers, water lines, roads).

\* Professional fees (legal, engineering, and architectural).

3. Application Process: Private developers must submit an application to the Village Board for approval before the project begins.

### 2) Effingham County Incentives

a) The location is in the TIF district, but not currently in the Effingham County Enterprise Zone. The zone can be expanded, usually project driven.

NOTE: You cannot “double-dip” by using both Property Tax Abatements and TIF on the same parcel of land. Usually, if a property is in a TIF district, the TIF benefits take precedence over the Enterprise Zone property tax abatement.

b) Effingham Regional Growth Alliance (ERGA): This entity provides access to a Revolving Loan Fund for fixed assets or working capital and can help coordinate customized workforce training through Lake Land College.

### 3) State of Illinois Incentives

a) The Illinois Department of Commerce and Economic Opportunity (DCEO) offers several “spotlight” programs for companies relocating to the state.

#### 1. High-Impact Tax Credits

\* EDGE Program (Economic Development for a Growing Economy): Provides annual corporate income tax credits equal to a percentage of the state income tax withheld from the salaries of new employees. This is the state’s primary tool for competing with other states for relocation projects.

\* Advancing Innovative Manufacturing (AIM) Tax Credit: A newer 2026-focused credit offering up to 7% credit on capital investments (minimum \$10M) for companies modernizing or automating manufacturing processes.

#### b) Workforce & Infrastructure

\* Illinois Works/Apprenticeship Credits: Tax credits of up to \$3,500 per apprentice for companies that invest in qualified training programs.

\* Prime Sites Capital Grant: Large-scale grants for companies making significant capital investments that commit to major job creation.

# ILLINOIS RAILROAD MAP

2021

ILLINOIS DEPARTMENT OF TRANSPORTATION  
OFFICE OF PLANNING AND PROGRAMMING

IN COOPERATION WITH  
ILLINOIS COMMERCE COMMISSION

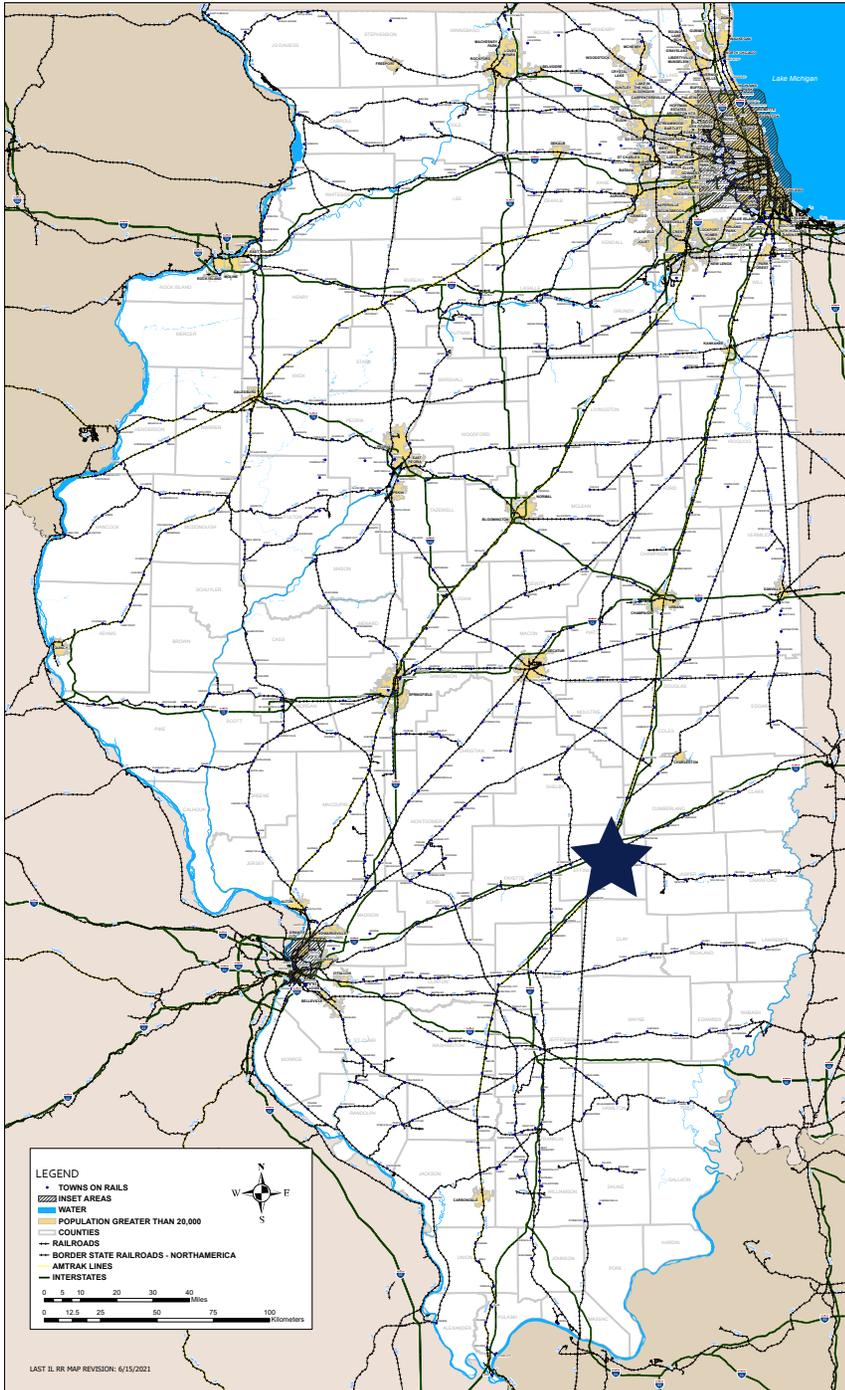
Illinois Department of Transportation

Mapping & Information Systems

**DATA SOURCE:**  
ILLINOIS DEPARTMENT OF TRANSPORTATION  
LATEST DEVELOPMENT OF STATE  
WIDE DATA COLLECTION AND  
ANALYSIS NATIONAL ATLAS (2017) (NATIONALATLAS.GOV)

## RAILROADS

CODE	RAILROAD NAME
001	Illinois and Southern Railway
002	Chicago and North Western Railway
003	Chicago and North Western Railway - Passenger Corporation
004	Chicago and North Western Railway - Freight
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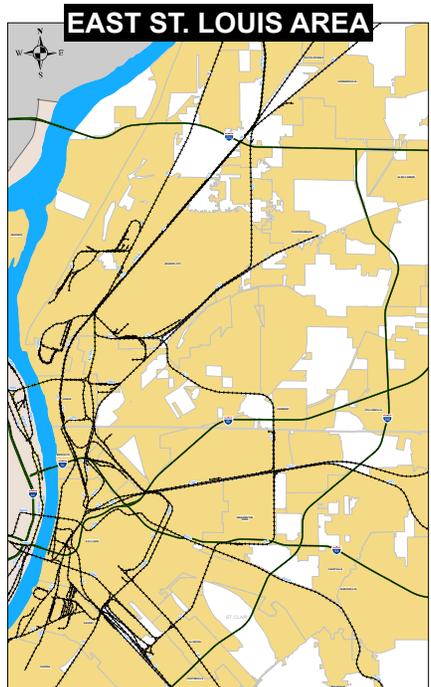
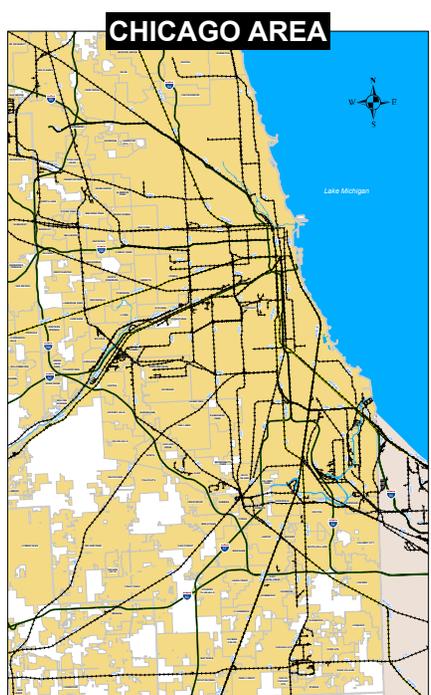


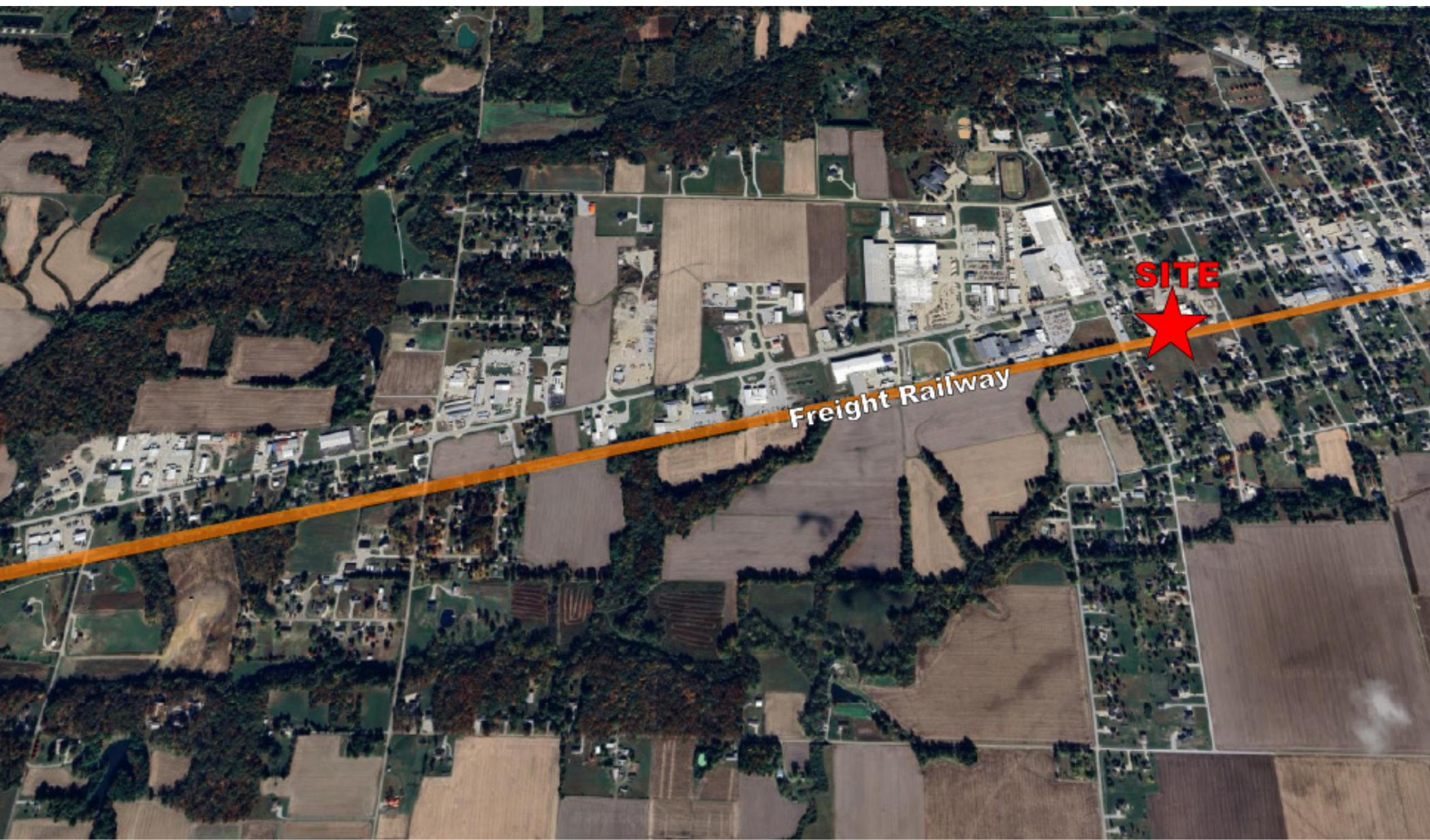
**LEGEND**

- TOWNS ON RAILS
- INSET AREAS
- WATER
- POPULATION GREATER THAN 20,000
- COUNTIES
- RAILROADS
- BORDER STATE RAILROADS - NORTHAMERICA
- AMTRAK LINES
- INTERSTATES

0 5 10 20 30 40 Miles  
0 12.5 25 50 75 100 Kilometers

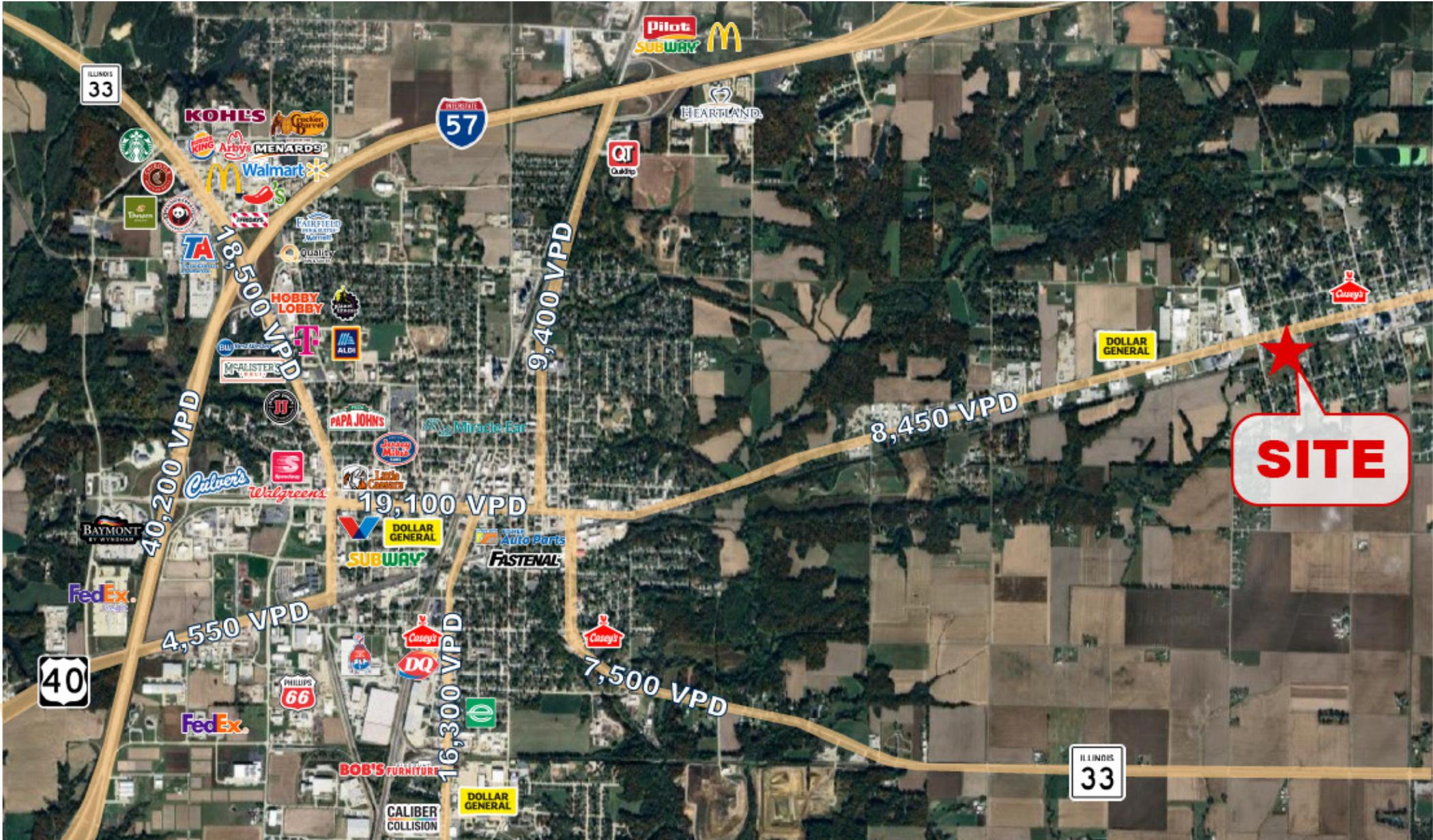
LAST ILL. RR. MAP REVISION: 6/15/2021







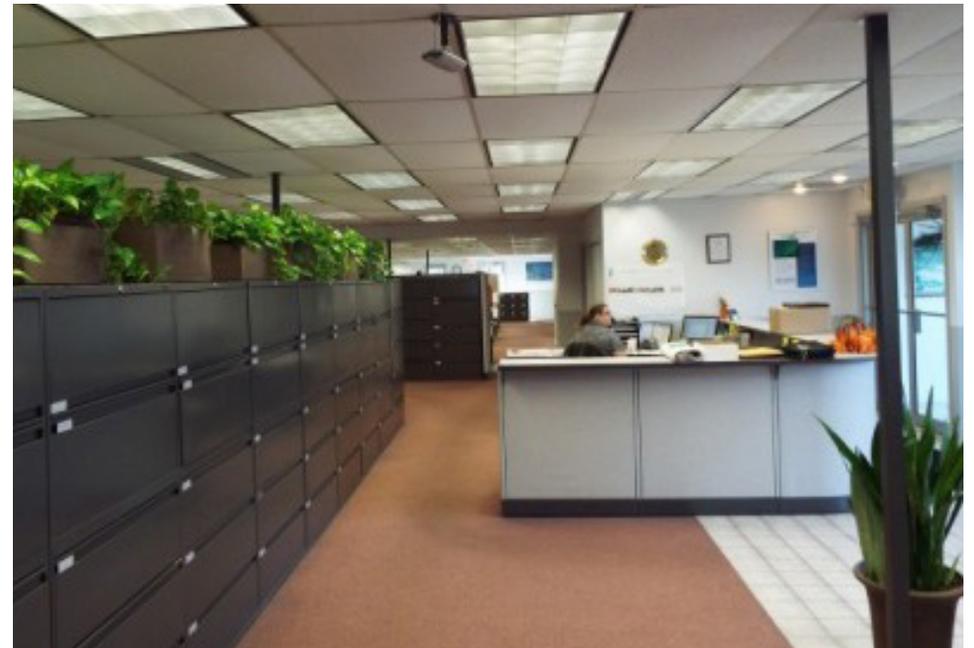
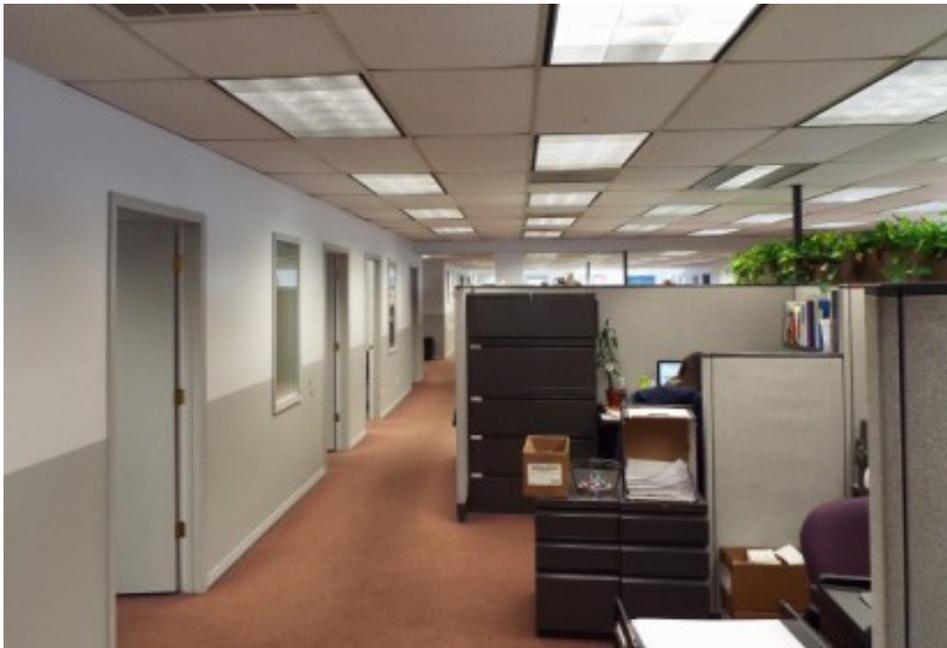
**Freight Railway**













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