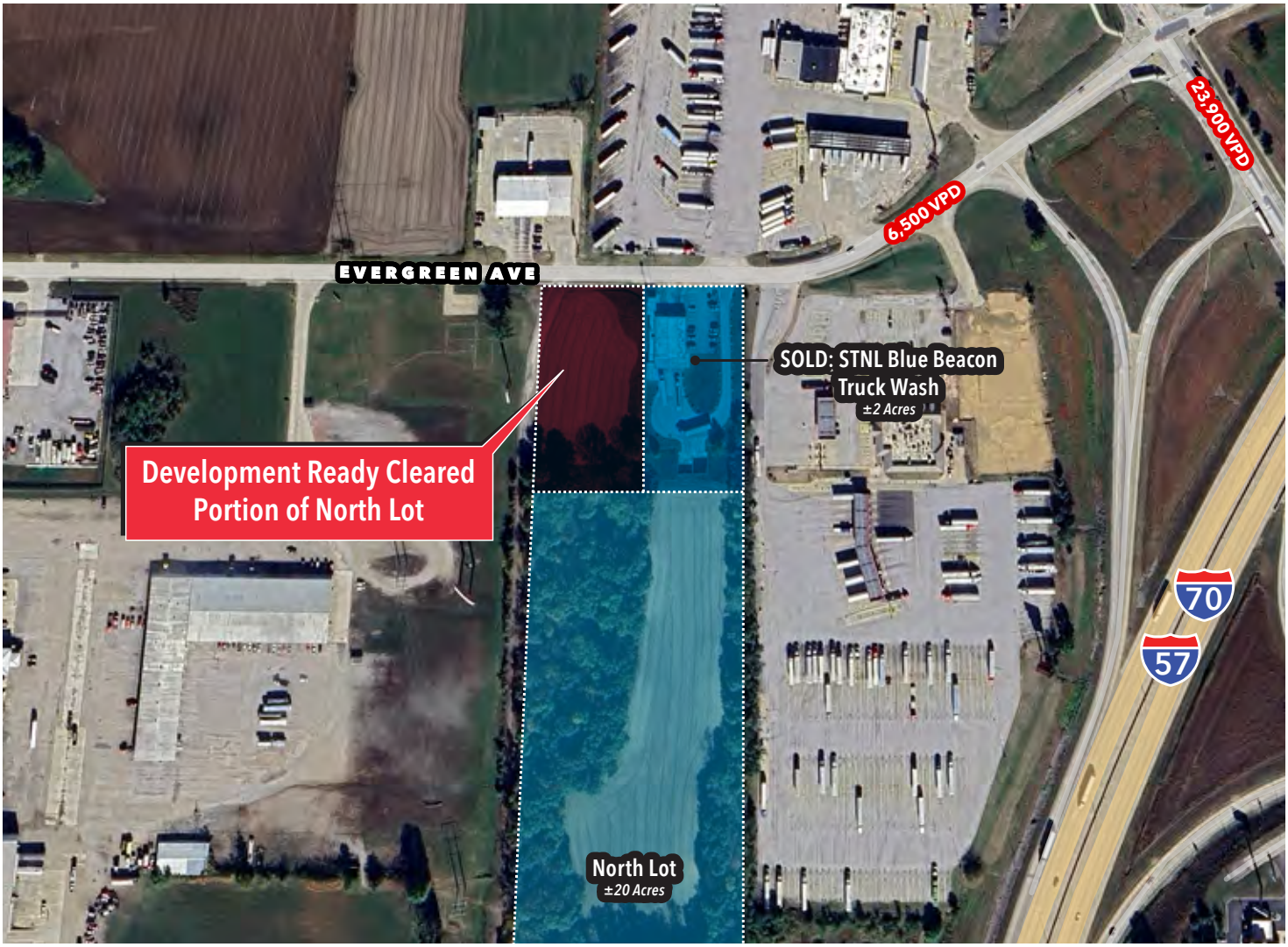
±2 Acre Cleared Land Parcel

1703 W. EVERGREEN AVENUE | EFFINGHAM, IL 62401

For Sale

LAND



- ±2 acres of cleared development ready land available
- ±200 feet of frontage along Evergreen Avenue
- Immediate access to I-57 / I-70
- Enterprise Zone eligible, offering potential tax incentives
- Strong neighboring tenant mix including Blue Beacon, Pilot Flying J, TA Travel Center, Speedco Truck Lube & Tires, Taco Bell, Dunkin', and more
- ***Additional adjacent land also available for sale***

ASKING PRICE: $995,000

DEMOGRAPHIC SUMMARY

	5 Mi	10 Mi	15 Mi
Estimated Population	18,512	27,564	39,854
Adj. Daytime Population	27,674	33,397	42,922
Estimated Households	8,248	11,754	16,750
Estimated Average Household Income	$98,756	$99,519	$96,435

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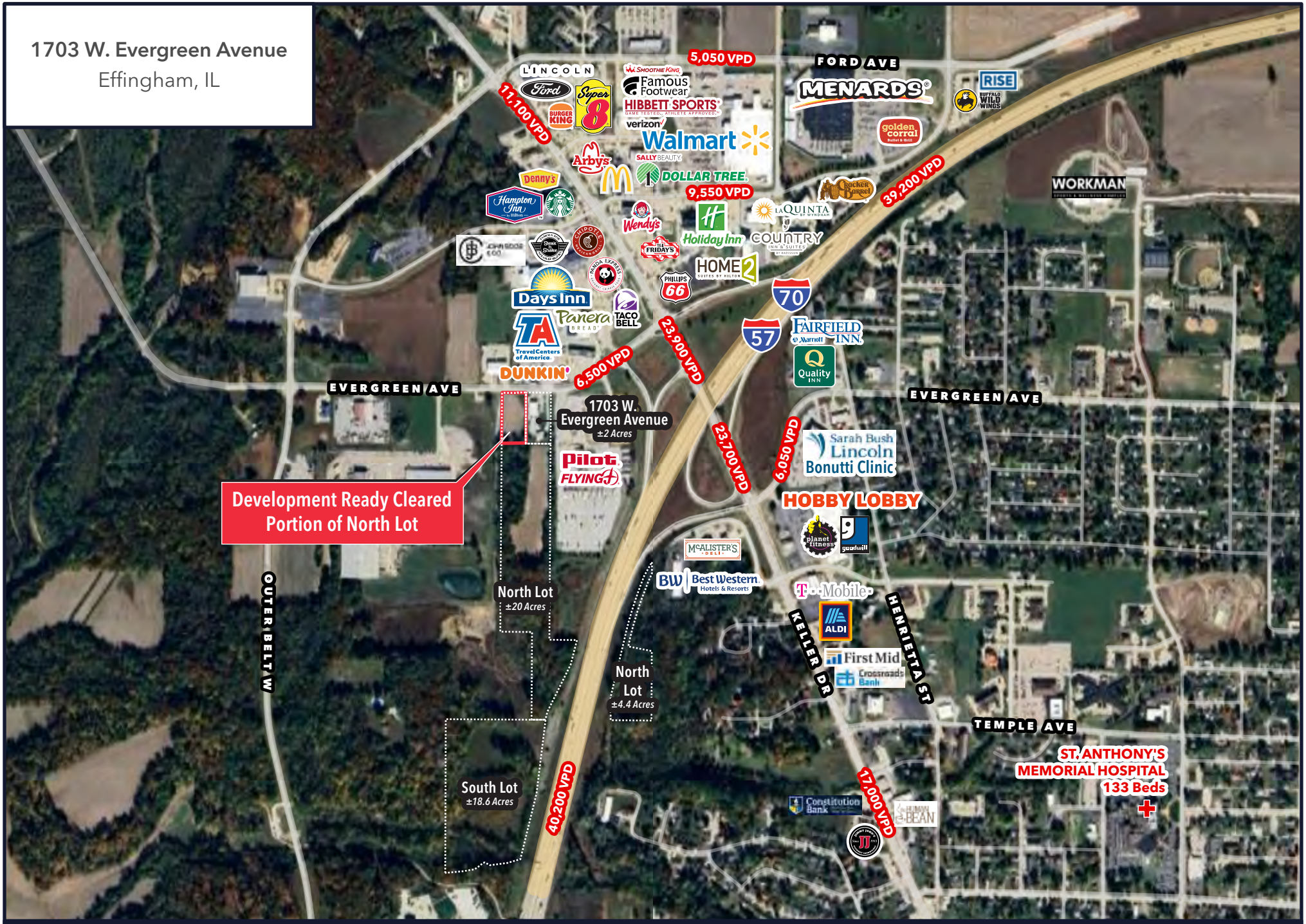
1703 W. Evergreen Avenue
Effingham, IL



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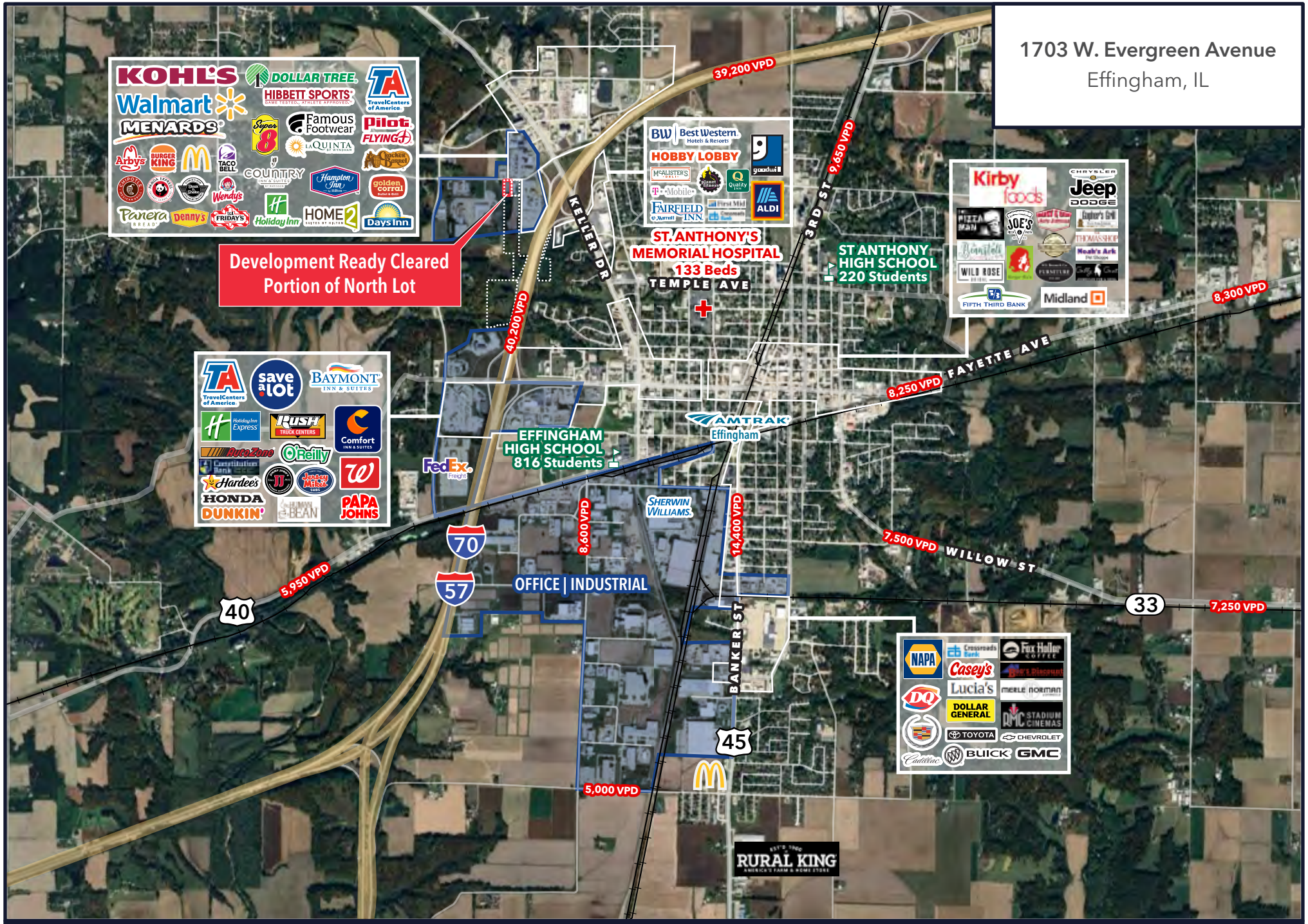

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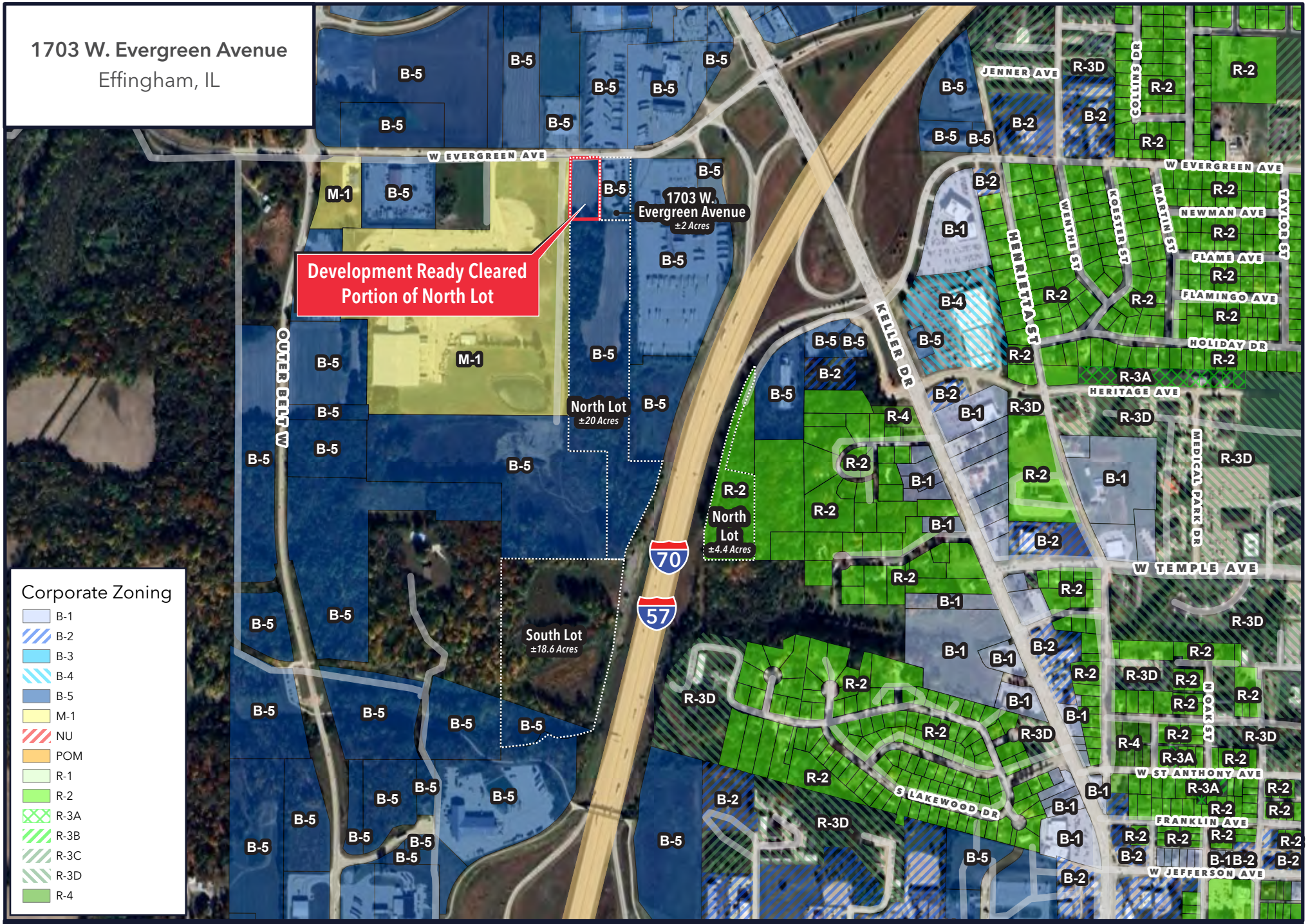

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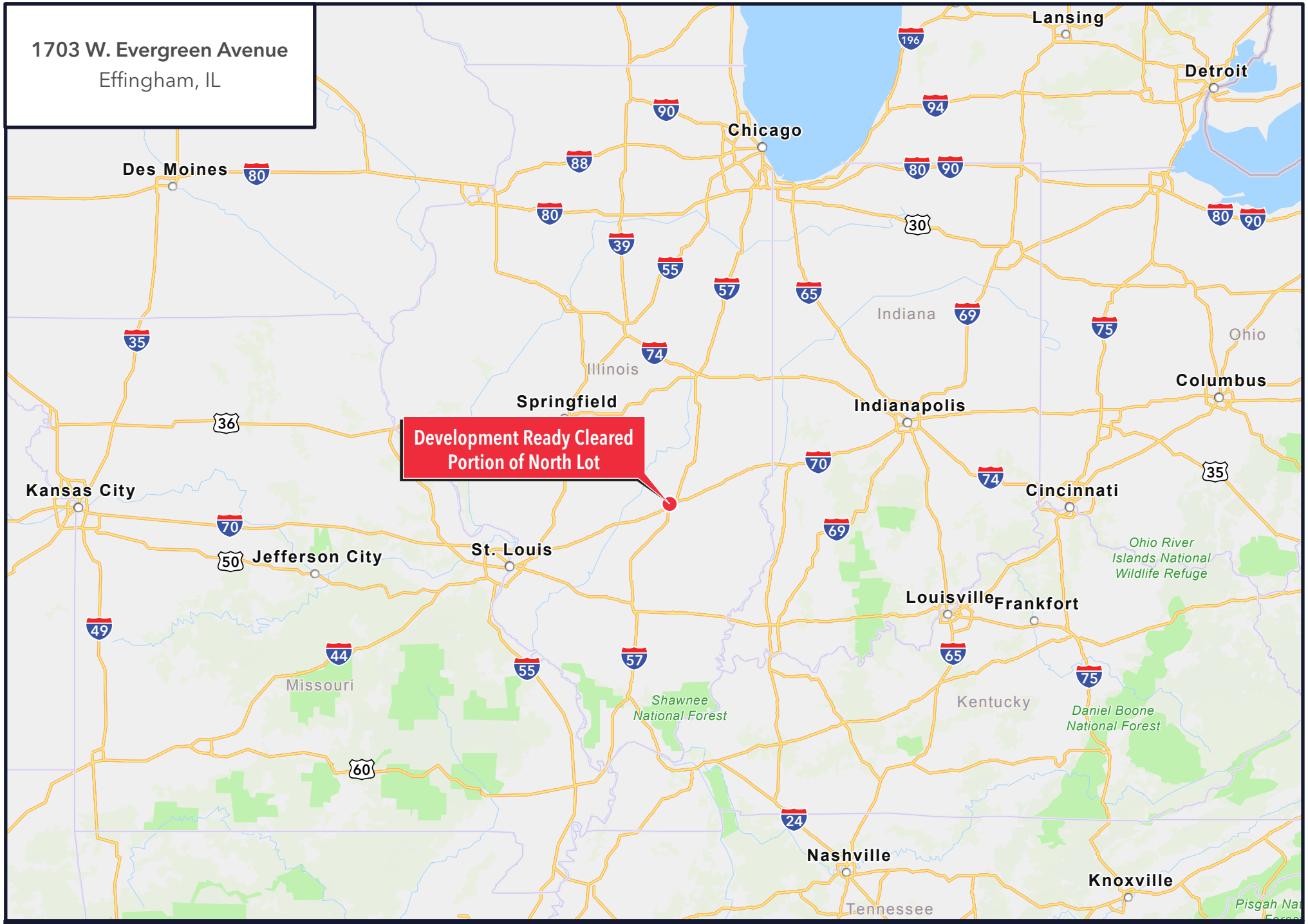

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