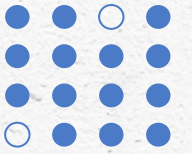


LAND FOR SALE



1445 E Main Frontage Rd South, Carbondale, IL 62901

OFFERING MEMORANDUM



BID DATES: APRIL 15-17, 2024



CREXI
[CLICK HERE FOR THE AUCTION LINK](#)

EXCLUSIVE LISTING AGENTS:



LUCAS FERNANDEZ

Associate

DIRECT +1 (773) 290-6881

MOBILE +1 (786) 266-4927

lucas.fernandez@matthews.com

License No. 475208917 (IL)



CHASE CAMERON

Associate

Direct (214) 692-2040

Mobile (858) 926-6951

Chase.Cameron@matthews.com

License No. 752167 (TX)



ANDREW IVANKOVICH

Associate Vice President

Direct (214) 692-2037

Mobile (626) 807-3586

andrew.ivankovich@matthews.com

License No. 678815 (TX)



MATTHEW M. FITZGERALD

BROKER OF RECORD

License No. 478027547 (IL)



INVESTMENT HIGHLIGHTS

Strategic Location: The land is situated in a highly desirable location in Carbondale, IL with excellent access to major highways.

University Campus Nearby: Southern Illinois University is located just over 2 miles south, with over 9,000 students and faculty.

Heavily Trafficked Area: The area is highly trafficked and sees approximately $\pm 13,000$ VPD, making it a prime spot for any business looking for high visibility.

Sizeable Land: The land is a generous ± 2.18 acres, providing ample space for a variety of potential developments, from restaurants to retail spaces and everything in between.

Good Ingress and Egress: The property boasts excellent ingress and egress off of Illinois Route 13, ensuring easy accessibility for customers and employees alike.

Parking Lot: Parking lot is already installed on the property. The area is well-maintained and offers 45 parking spots, making it a convenient destination for visitors.

Strong Economic Climate: Carbondale enjoys a strong economic climate, with a thriving business community and a low unemployment rate. The city has made significant investments in infrastructure and public amenities, and it continues to attract new businesses and entrepreneurs.

Strong Retail Corridor: The property is adjacent to a Buffalo Wild Wings and an outparcel to a Walmart Supercenter. It is surrounded by an abundance of national tenants, including Taco Bell, McDonald's, Chili's, TJ Maxx, ALDI, Burger King, IHOP, Dick's Sporting Goods, Petco, Kroger, Starbucks, Panera Bread, and more.

Utilities: Electric, water, gas, and sewage are already installed on the site.



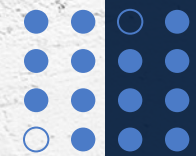
PROPERTY SUMMARY



\$50,000
STARTING BID



April 15, 2024
AUCTION START



ADDRESS 1445 E Main Frontage Rd S

CITY, STATE ZIP Carbondale, IL 62902

APN 15-14-326-024

LOT SIZE (AC) ±2.18 AC

LOT SIZE (SF) ±94,961 SF

PARKING SPACES 45

PROPERTY TAXES Currently \$39,999/year
(\$3,333.25/month)



PROPERTY SUMMARY



Starting Bid	\$50,000
<hr/>	
Bid Dates	April 15,- April 17, 2024 12:00 PM EST
<hr/>	

Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.

GETTING STARTED

- Create your Crexi account by simply going to crexi.com and clicking the “sign up” button on the top right corner of the site.
- Have additional questions? Contact the listing broker, our auction expert or Crexi representative. Contact information for them is provided on the bottom left side of the property page.
- Go to the property page to download the OM and any due diligence documents found in the vault. You will need to Agree to the terms of the Confidentiality Agreement.

REGISTRATION & AUCTION PARTICIPATION

- Registering to Bid: On the property page, click the “Register to Bid”. Complete the registration steps, including uploading your Proof of Funds which are required to become fully approved to bid. A Crexi representative will be in contact with you during your registration to assist you through this requirement.
- Participation Deposit: Each bidder must place a refundable deposit on their account in order to place bids during the 48-hour auction period. Each bidder will complete this process electronically during the registration process. Please refer to the listing page for exact amount, as it varies for each asset. Please note, if you are not deemed the winning bidder, the Participation Deposit will be refunded to you immediately. Approved to Bid: You will have access to bid directly on the property page using the “Bid Now” button, as soon as the 48-hour auction event window opens. During the auction, monitor the activity of the bidding closely, and place your bids accordingly.

CLOSING & NEXT STEPS

- Once you are deemed the winning bidder, you will be contacted by a Crexi representative immediately.
- The purchase documents will be sent to you electronically and for execution within 2 hours per the Auction Terms & Conditions.
- Earnest Money Deposit must be received within 24 hours following the close of the Auction or as outlined in the purchase documents.
- The Crexi Closing Portal will be shared with all closing parties and a Crexi representative will assist you throughout the closing process. Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.



ROBERT ANDERSON
Vice President Of Auction Services
DIRECT (949) 544-1722
MOBILE (949) 402-1825
robert.anderson@matthews.com
license no. 01738687 (ca)



SURROUNDING TENANT MAP



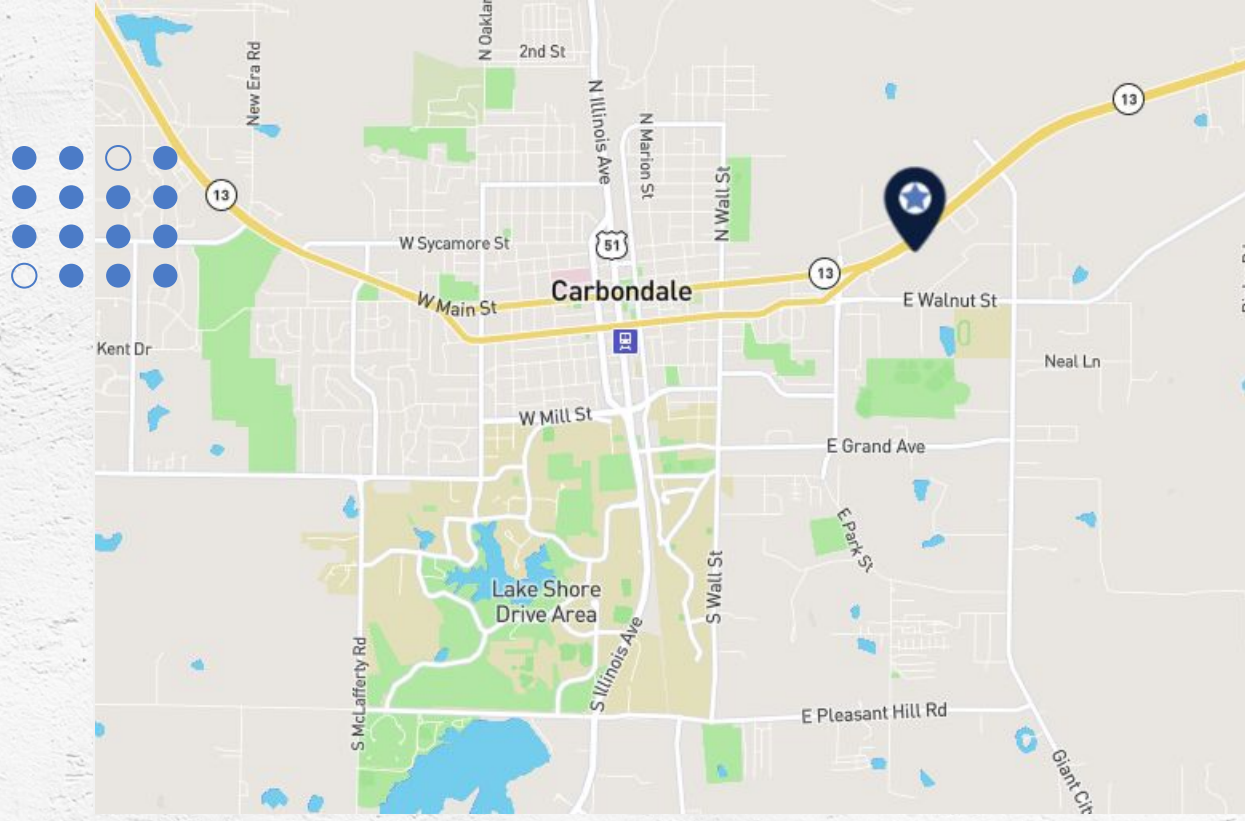
AREA OVERVIEW

CARBONDALE, IL

Carbondale, located in southern Illinois, is a city with a rich blend of history, education, and cultural vibrancy. The city is perhaps best known for being the home of Southern Illinois University (SIU), a prominent educational institution that has played a significant role in shaping the local community. With a diverse student population, SIU contributes to the city's dynamic atmosphere and cultural offerings.

The city's history is deeply rooted, and visitors can explore historic sites and landmarks that reflect Carbondale's past. From the picturesque Southern Illinois countryside to the historic downtown area, there is a mix of old and new, showcasing the city's evolution over the years. Carbondale also hosts various events and festivals that celebrate its heritage and foster community engagement.

In addition to its educational and historical aspects, Carbondale provides residents and visitors with access to outdoor recreational opportunities. The surrounding natural beauty, including nearby lakes and parks, offers a backdrop for activities such as hiking, boating, and enjoying the outdoors. Overall, Carbondale is a multifaceted city that combines academic excellence, historical charm, and recreational possibilities, making it a distinctive and welcoming community in southern Illinois.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,367	22,482	32,057
Current Year Estimate	3,335	22,045	31,331
2020 Census	3,016	20,845	29,882
Growth Current Year-Five-Year	0.96%	1.98%	2.32%
Growth 2020-Current Year	10.59%	5.76%	4.85%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,517	10,013	14,048
Current Year Estimate	1,503	9,806	13,718
2020 Census	1,456	9,547	13,318
Growth Current Year-Five-Year	0.92%	2.11%	2.41%
Growth 2020-Current Year	3.25%	2.71%	3.00%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$49,113	\$60,278	\$70,999

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1445 E Main Frontage Rd South, Carbondale, IL 62901** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

LAND FOR SALE

1445 E Main Frontage Rd South, Carbondale, IL 62901

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

LUCAS FERNANDEZ

Associate

DIRECT +1 (773) 290-6881

MOBILE +1 (786) 266-4927

lucas.fernandez@matthews.com

License No. 475208917 (IL)



CHASE CAMERON

Associate

Direct (214) 692-2040

Mobile (858) 926-6951

Chase.Cameron@matthews.com

License No. 752167 (TX)



ANDREW IVANKOVICH

Associate Vice President

Direct (214) 692-2037

Mobile (626) 807-3586

andrew.ivankovich@matthews.com

License No. 678815 (TX)



MATTHEW M. FITZGERALD

BROKER OF RECORD

License No. 478027547 (IL)