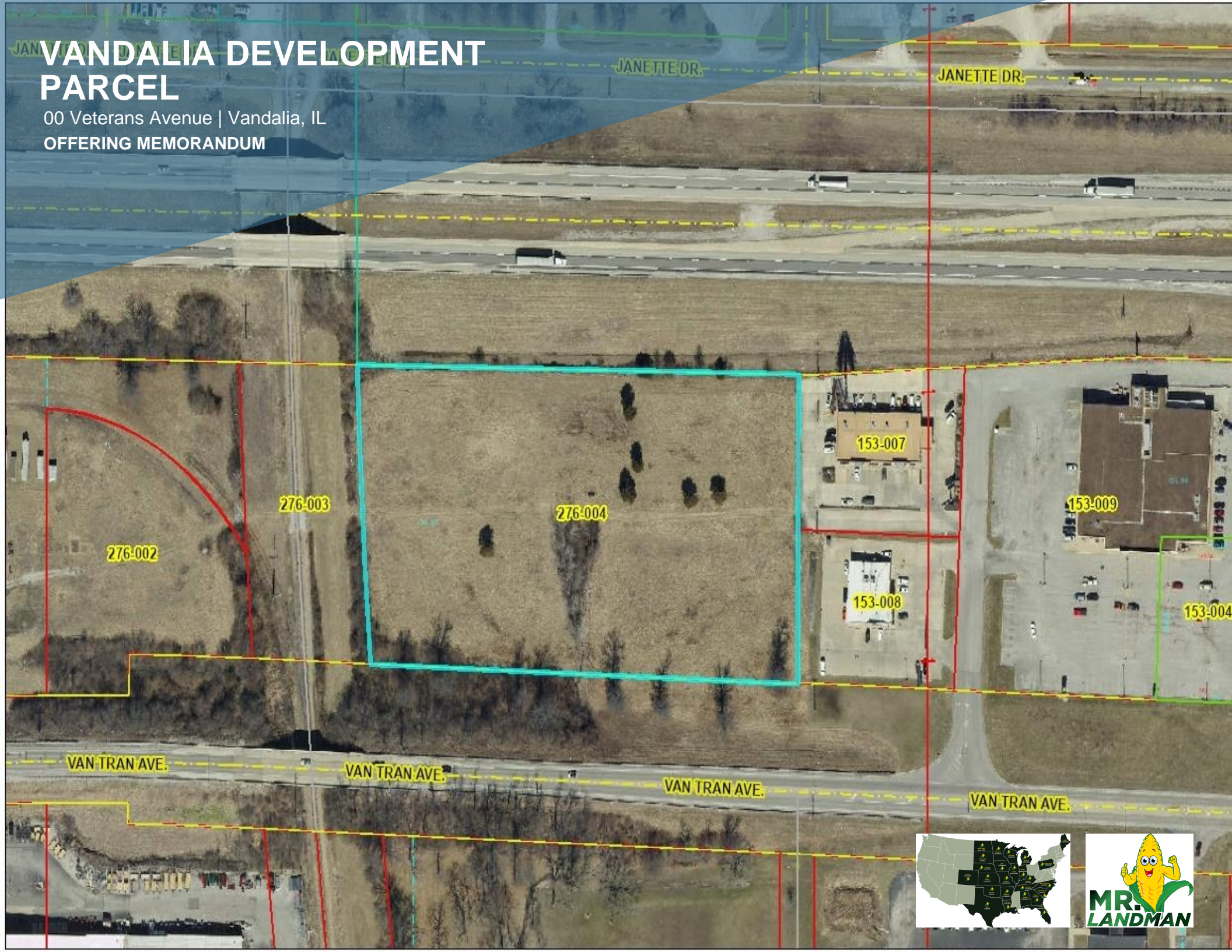


VANDALIA DEVELOPMENT PARCEL

00 Veterans Avenue | Vandalia, IL
OFFERING MEMORANDUM



Vandalia Development Parcel

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01 **Executive Summary**
Investment Summary
Location Summary

OFFERING SUMMARY

ADDRESS	00 Veterans Avenue Vandalia IL 62471
COUNTY	Fayette
MARKET	St. Louis, MO-IL Metropolitan Statistical Area
PRICE	\$325,000
PRICE PSF	\$1.21
LAND SF	268,765 SF
LAND ACRES	6.17
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Commercial
# OF PARCELS	1
APN	181408276004

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
2024 Population	9,397	13,735	21,093
2024 Median HH Income	\$46,119	\$50,257	\$52,294
2024 Average HH Income	\$66,132	\$70,475	\$74,482

6.17 acre developmental parcel

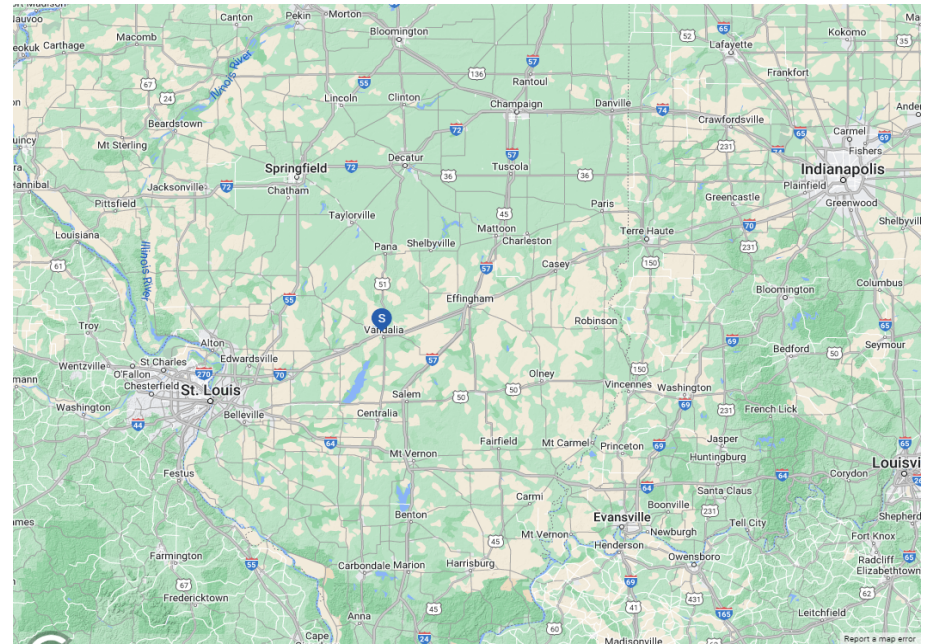
- 6.17 acres right off I-70! Over 640 feet of frontage on I-70. I-70 has over 22,400 VPD and Veterans Avenue averages 6,800 VPD. Excellent location for your next enterprise or development!



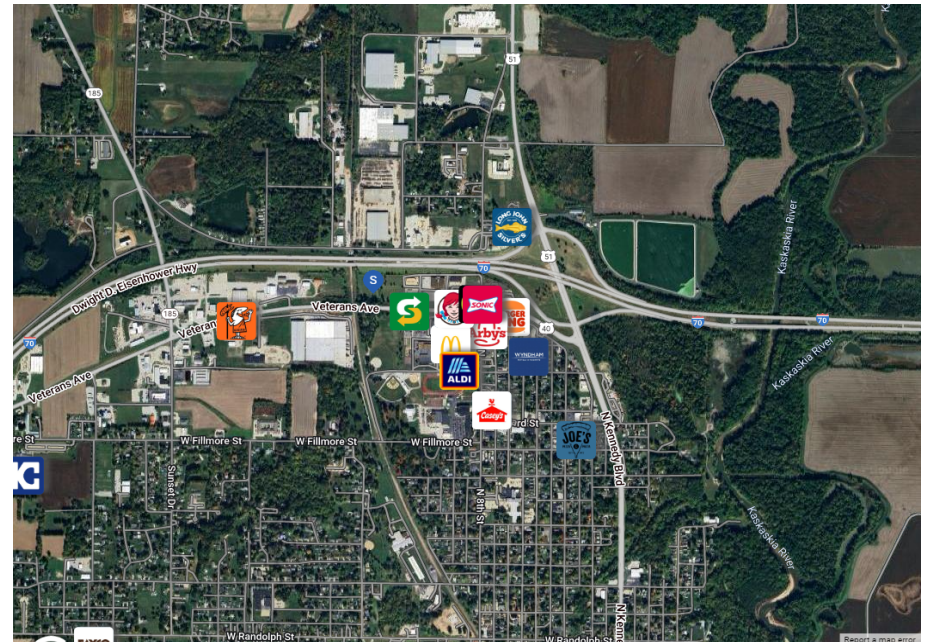
Vandalia, IL

- Vandalia, Illinois, strategically located within the St. Louis Metropolitan Area, offers a unique blend of small-town charm (population 6,300) and big-city accessibility. As the former state capital, Vandalia boasts rich historical significance, attracting tourists and history enthusiasts. The city's proximity to major highways, including Interstates 70 and 57, ensures seamless connectivity to St. Louis, Indianapolis, and beyond, making it an ideal hub for commerce and distribution. With a supportive local government, affordable real estate, and a growing community, Vandalia presents an exceptional opportunity for investors seeking a promising location for commercial ventures.
- The median home cost in Vandalia is \$104,800. Home appreciation the last 10 years has been 47.0%. Home Appreciation in Vandalia is up 9.4%.
- The average income of a Vandalia resident is \$18,264 a year. The US average is \$37,638 a year.
- The Median household income of a Vandalia resident is \$36,064 a year. The US average is \$69,021 a year.
- Here are the largest employers in Vandalia, IL:
 - Vandalia Correctional Center (400 employees)
 - Fayette County Hospital (300 employees)
 - Vandalia Community Schools (200 employees)
 - OctoChem Inc. (100 employees)
 - Wal-Mart Supercenter (250 employees)
- Vandalia, IL is conveniently located within driving distance of several major metropolitan areas:
 - St. Louis, MO: 70 miles southwest (1 hour and 15 minutes by car.)
 - Springfield, IL: 70 miles northwest (1 hour and 20 minutes by car.)
 - Indianapolis, IN: 170 miles east, (2 hours and 45 minutes by car.)
 - Chicago, IL: 210 miles north, (3 hours and 30 minutes by car.)
 - Evansville, IN: 160 miles southeast, (2 hours and 45 minutes by car.)

Regional Map



Locator Map



02 Property Description

Property Features

Aerial Map

PROPERTY FEATURES

LAND SF	268,765
LAND ACRES	6.17
# OF PARCELS	1
ZONING TYPE	Commercial
TOPOGRAPHY	Flat
LOCATION CLASS	A
LOT DIMENSION	372 X 639 X 362 X 617
TRAFFIC COUNTS	22,400 (I-70)

NEIGHBORING PROPERTIES

NORTH	I-70
EAST	Subway
WEST	Vacant Lots

UTILITIES

WATER	Public-Nearby
IRRIGATION	N/A
ELECTRICITY / POWER	Public-Nearby
GAS / PROPANE	Public-Nearby
TELEPHONE	Public-Nearby
CABLE	Public-Nearby





Report a map error

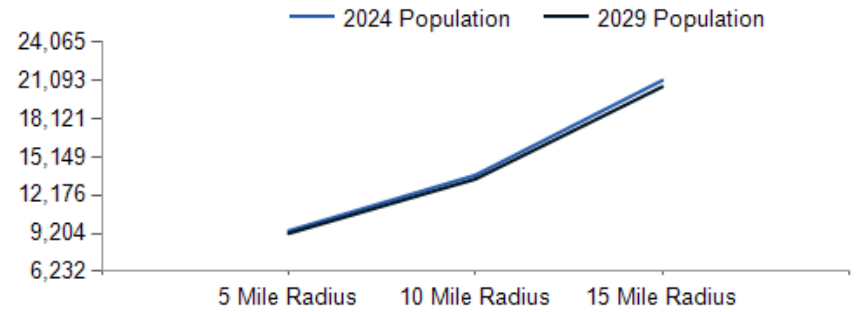
Demographics
Demographics

03

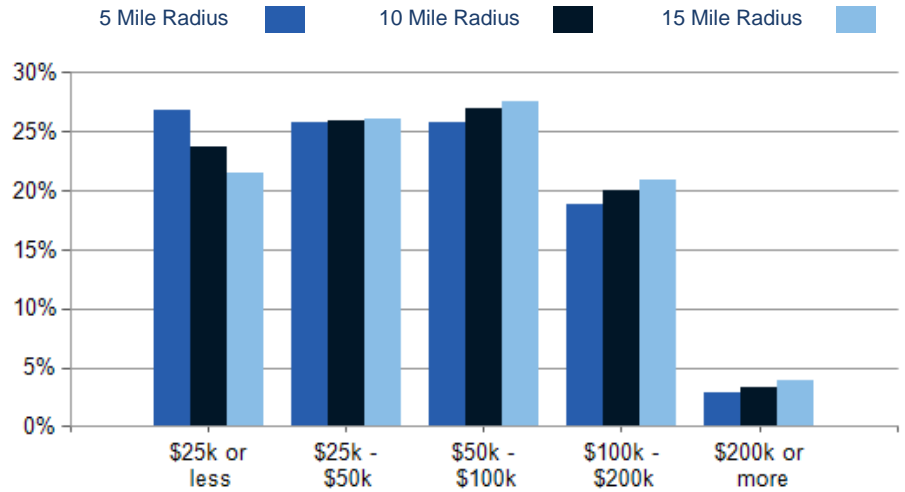
POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	9,340	14,287	22,365
2010 Population	9,393	14,299	22,433
2024 Population	9,397	13,735	21,093
2029 Population	9,204	13,435	20,606
2024-2029: Population: Growth Rate	-2.05%	-2.20%	-2.35%

2024 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	548	750	1,049
\$15,000-\$24,999	285	419	665
\$25,000-\$34,999	417	617	948
\$35,000-\$49,999	382	662	1,137
\$50,000-\$74,999	578	921	1,457
\$75,000-\$99,999	220	406	747
\$100,000-\$149,999	441	718	1,199
\$150,000-\$199,999	145	268	472
\$200,000 or greater	90	164	311
Median HH Income	\$46,119	\$50,257	\$52,294
Average HH Income	\$66,132	\$70,475	\$74,482

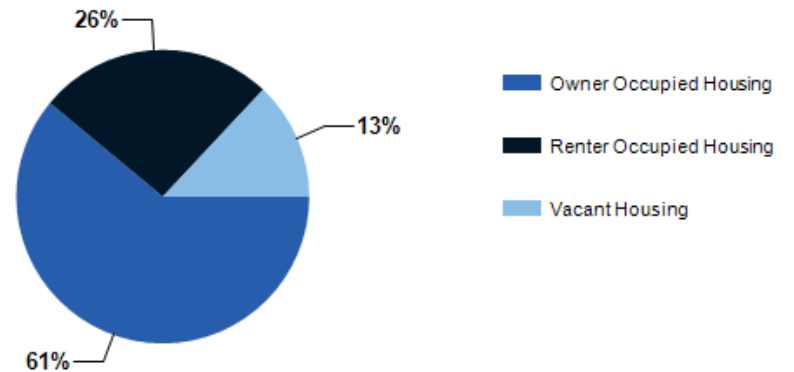
HOUSEHOLDS	5 MILE	10 MILE	15 MILE
2000 Total Housing	3,519	5,725	9,259
2010 Total Households	3,252	5,220	8,482
2024 Total Households	3,106	4,925	7,984
2029 Total Households	3,077	4,888	7,933
2024 Average Household Size	2.26	2.31	2.34
2024-2029: Households: Growth Rate	-0.95%	-0.75%	-0.65%



2024 Household Income

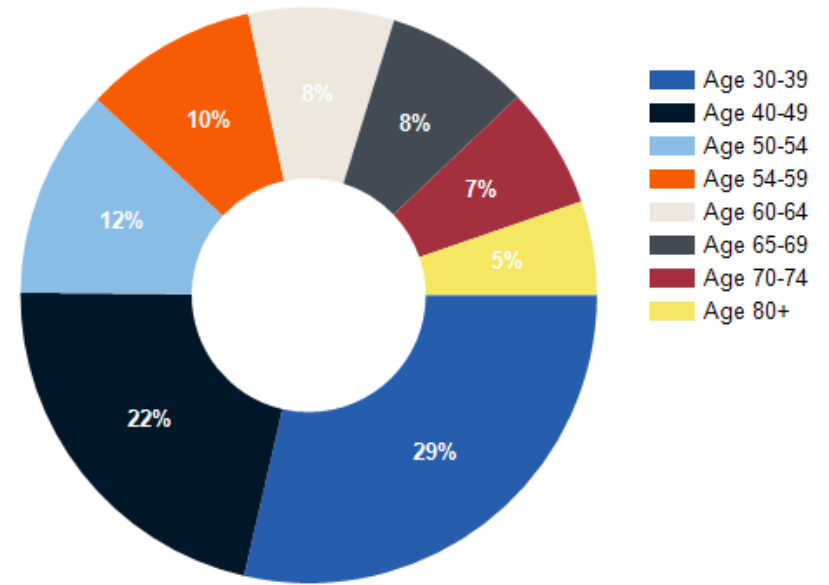


2024 Own vs. Rent - 5 Mile Radius

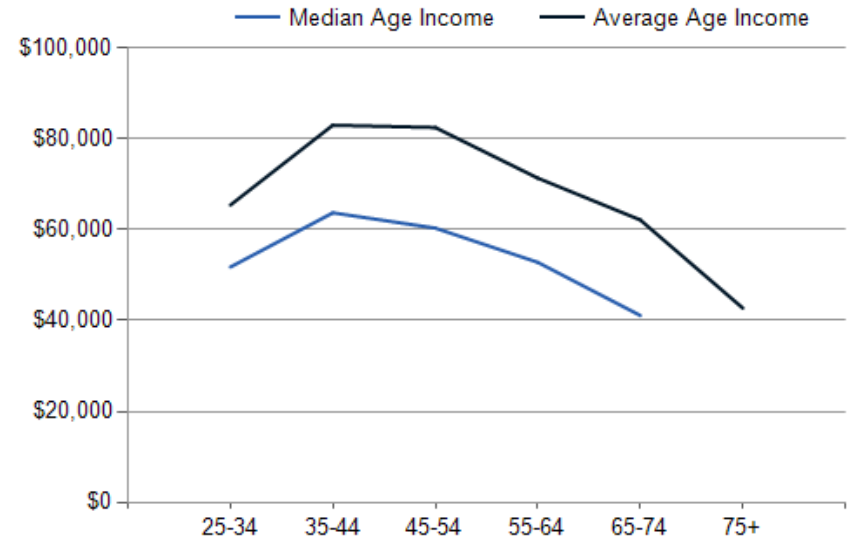


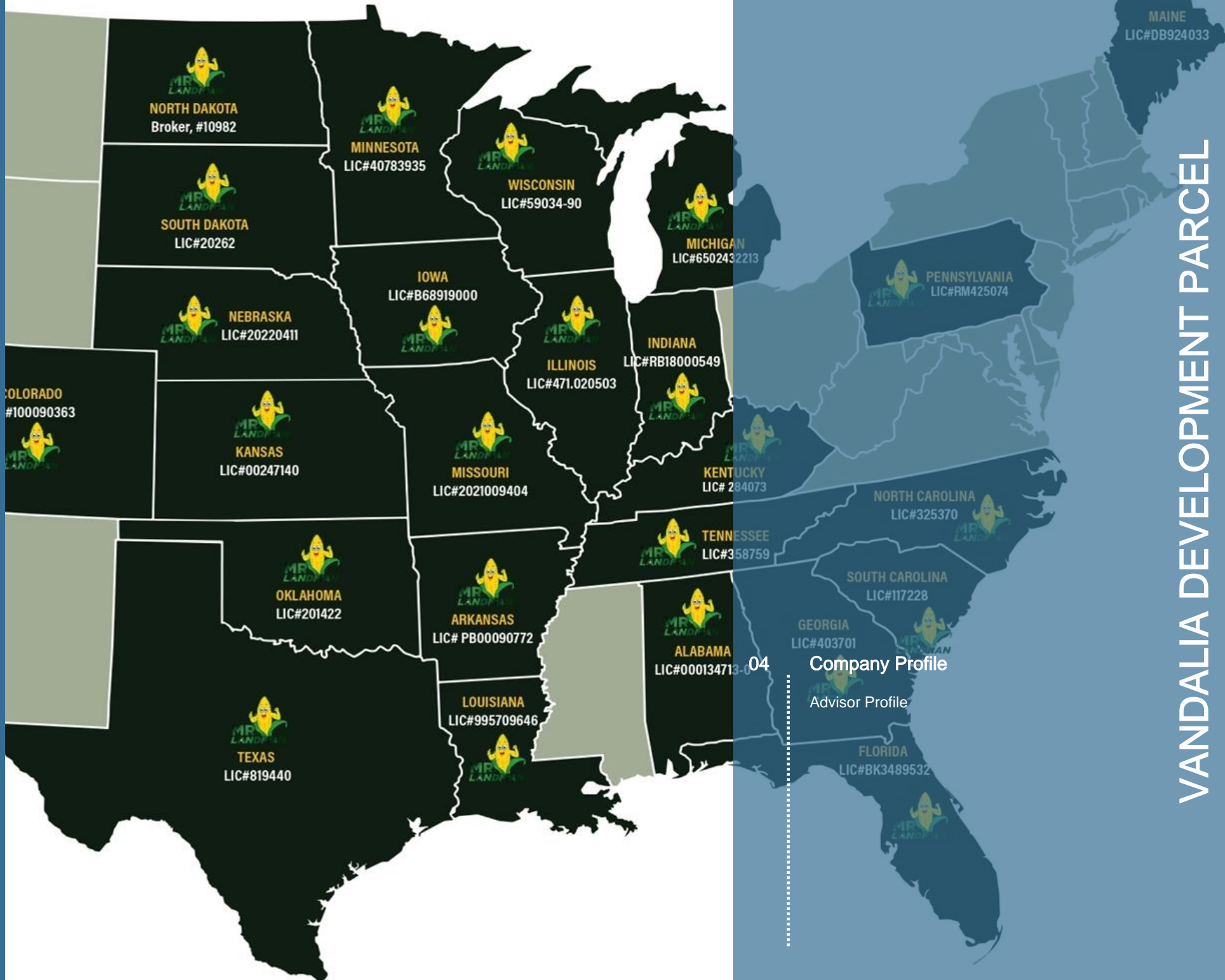
Source: esri

2024 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2024 Population Age 30-34	830	1,071	1,456
2024 Population Age 35-39	866	1,097	1,517
2024 Population Age 40-44	736	986	1,400
2024 Population Age 45-49	540	810	1,249
2024 Population Age 50-54	697	985	1,456
2024 Population Age 55-59	577	857	1,362
2024 Population Age 60-64	484	829	1,421
2024 Population Age 65-69	481	800	1,343
2024 Population Age 70-74	404	649	1,082
2024 Population Age 75-79	313	483	795
2024 Population Age 80-84	218	326	525
2024 Population Age 85+	228	323	528
2024 Population Age 18+	7,840	11,207	17,010
2024 Median Age	40	41	42
2029 Median Age	41	42	43



2024 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$51,787	\$53,386	\$55,338
Average Household Income 25-34	\$65,443	\$69,153	\$73,946
Median Household Income 35-44	\$63,735	\$69,626	\$74,917
Average Household Income 35-44	\$83,039	\$91,856	\$99,448
Median Household Income 45-54	\$60,356	\$62,882	\$66,802
Average Household Income 45-54	\$82,519	\$84,869	\$89,364
Median Household Income 55-64	\$52,826	\$56,143	\$58,418
Average Household Income 55-64	\$71,373	\$75,656	\$77,809
Median Household Income 65-74	\$41,112	\$42,942	\$44,755
Average Household Income 65-74	\$62,169	\$65,296	\$67,308
Average Household Income 75+	\$42,746	\$45,067	\$49,759





04

Company Profile
Advisor Profile



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 24 and works for State Farm Corporate. My daughter, Reagan, is 14 and is in Jr. High. My hobbies include watching sports & going to church.

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Vandalia Development Parcel

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