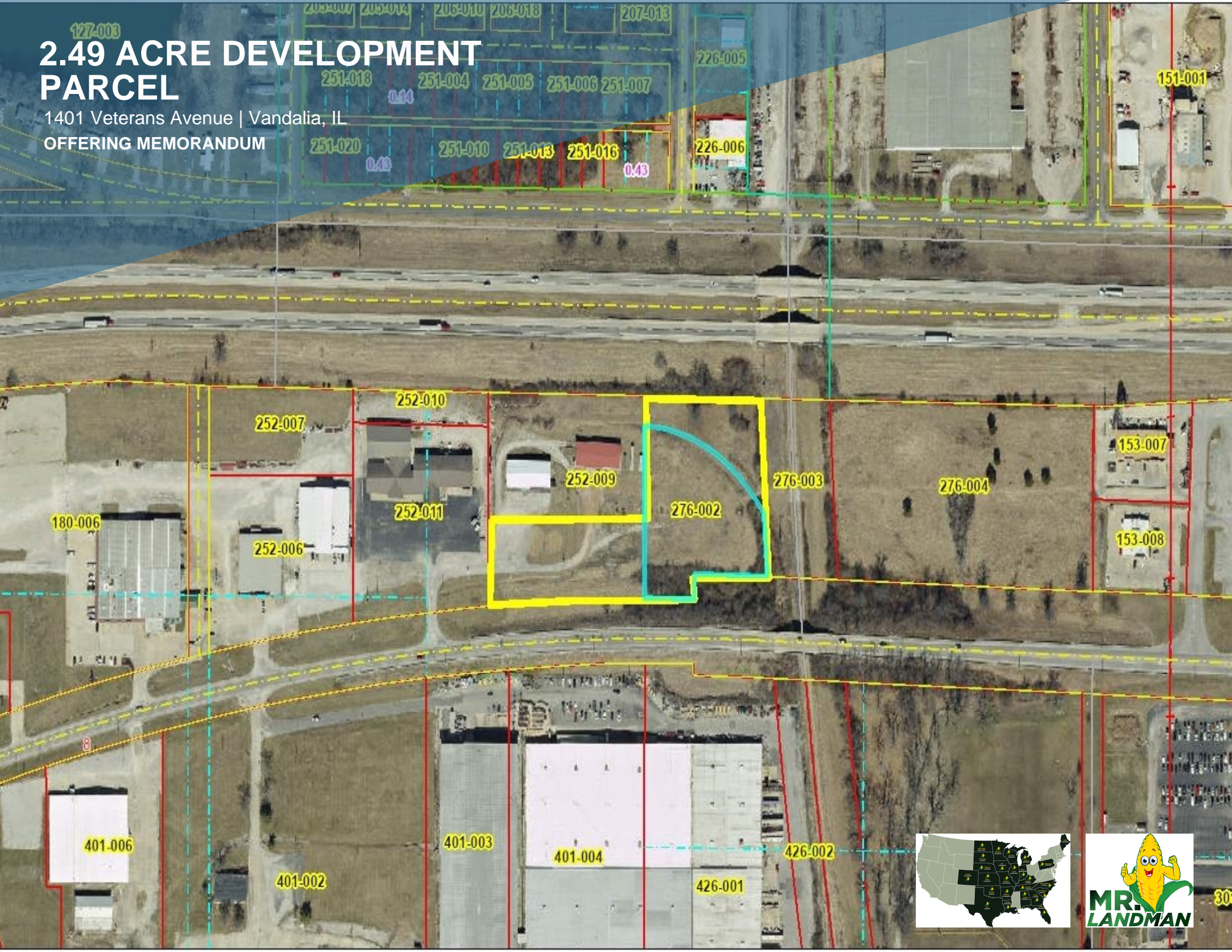


2.49 ACRE DEVELOPMENT PARCEL

1401 Veterans Avenue | Vandalia, IL
OFFERING MEMORANDUM



2.49 Acre Development Parcel

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1401 Veterans Avenue Vandalia IL 62471
COUNTY	Fayette
MARKET	St. Louis, MO-IL Metropolitan Statistical Area
PRICE	\$125,000
PRICE PSF	\$1.15
LAND SF	108,464 SF
LAND ACRES	2.49
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Commercial
# OF PARCELS	1
APN	18-14-08-252-009

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
2024 Population	9,394	13,731	21,042
2024 Median HH Income	\$46,137	\$50,220	\$52,036
2024 Average HH Income	\$65,992	\$70,576	\$74,395

2.49 Acre Developmental Parcel

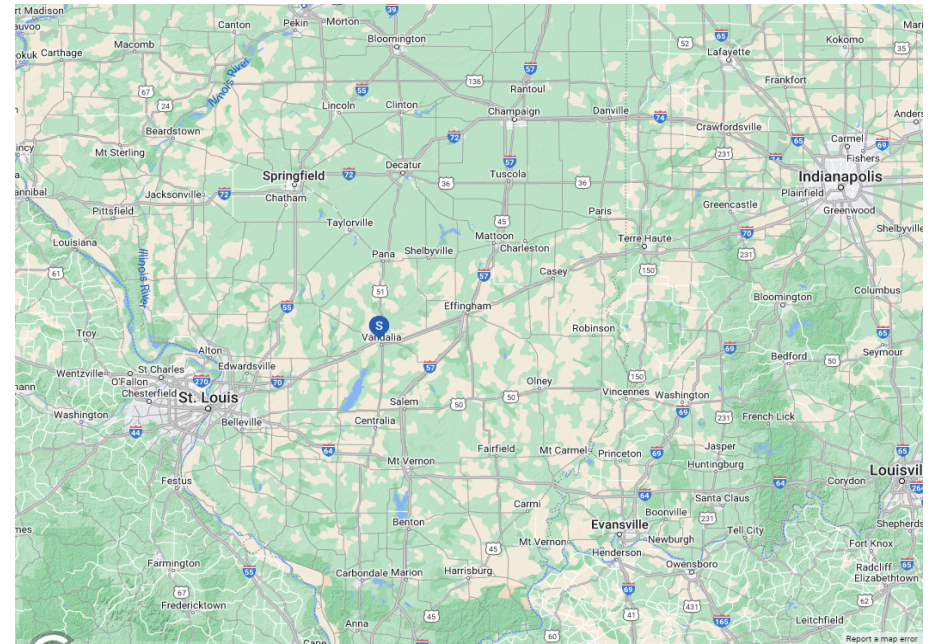
- 2.49 acres of developmental commercial property in the heart of Vandalia. This parcel has direct frontage (427 feet) to I-70 and over 22,000 vehicles per day, as well as an additional 8,850 VPD on Veterans Avenue/Hwy 40. Located near Rural King, restaurants, and shopping. A blank canvas for an enterprising developer!



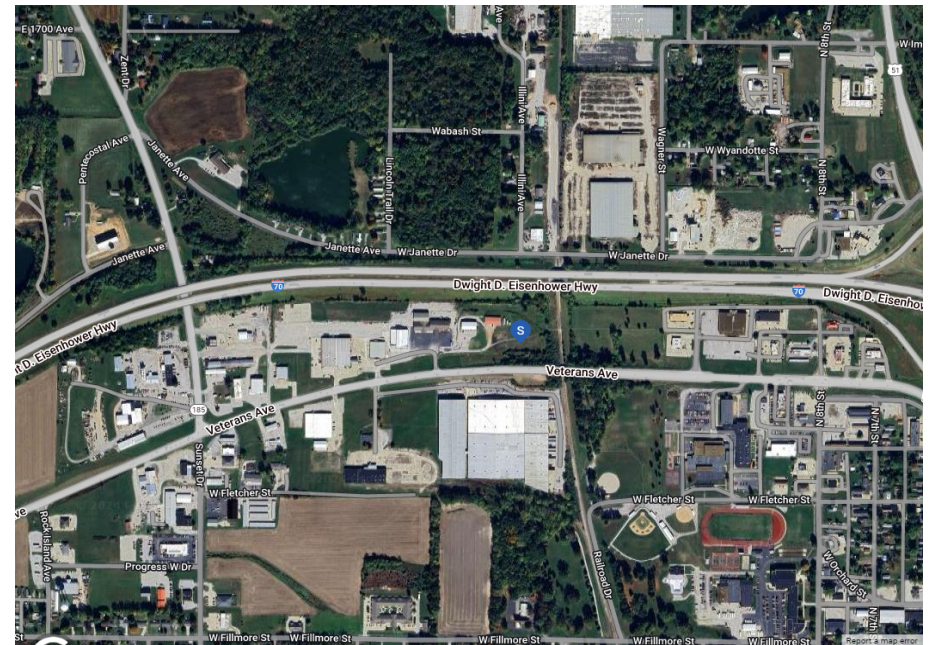
Vandalia, IL

- 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



2.49 ACRE DEVELOPMENT PARCEL

02 Property Description

Property Features

Aerial Map

PROPERTY FEATURES

LAND SF	108,464
LAND ACRES	2.49
# OF PARCELS	1
ZONING TYPE	Commercial
TOPOGRAPHY	Flat
LOCATION CLASS	A
LOT DIMENSION	191 X 22 X 255 X 123 X 392 X 104 X 295
TRAFFIC COUNTS	22,400 (I-70)

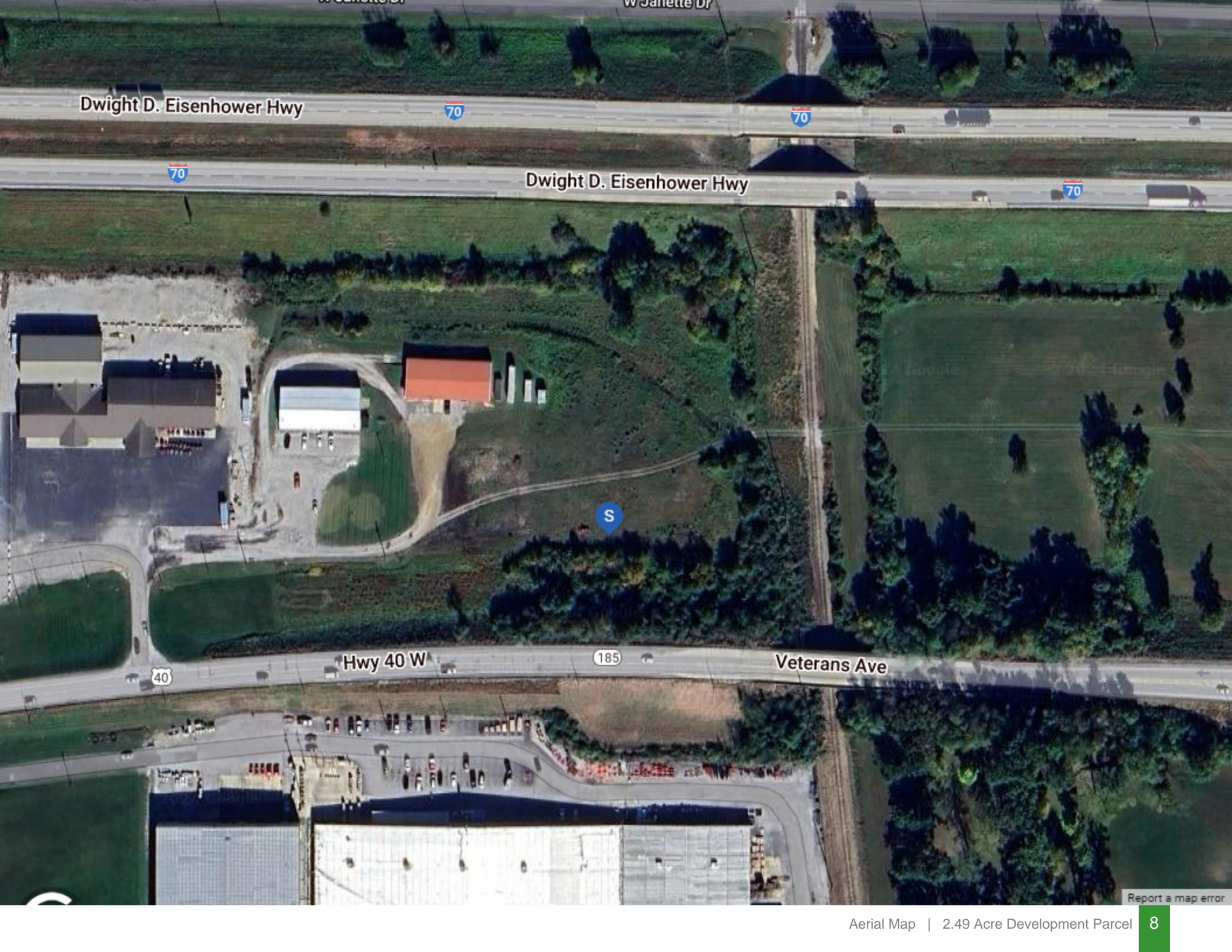
NEIGHBORING PROPERTIES

NORTH	I-70
SOUTH	Rural King
EAST	Vacant Commercial Lots
WEST	Retail

UTILITIES

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





Dwight D. Eisenhower Hwy

70

70

70

Dwight D. Eisenhower Hwy

70

S

Hwy 40 W

185

Veterans Ave

40

Report a map error

2.49 ACRE DEVELOPMENT PARCEL

03

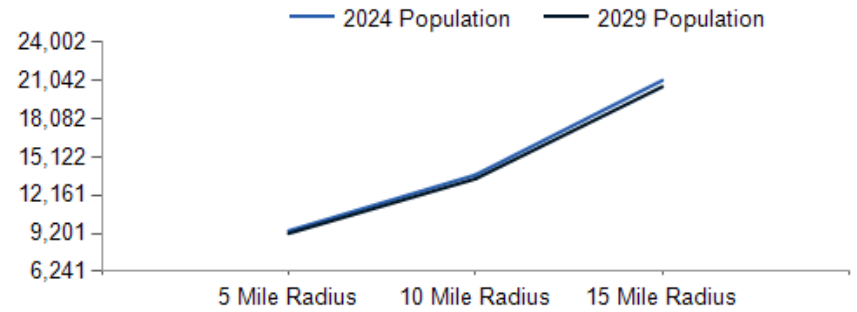
Demographics

Demographics

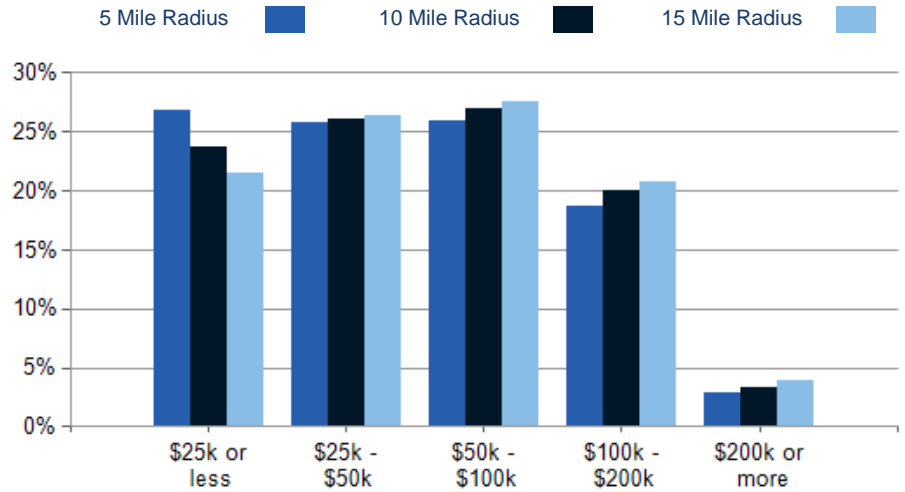
POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	9,330	14,272	22,311
2010 Population	9,385	14,281	22,347
2024 Population	9,394	13,731	21,042
2029 Population	9,201	13,431	20,557
2024-2029: Population: Growth Rate	-2.05%	-2.20%	-2.35%

2024 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	550	748	1,046
\$15,000-\$24,999	285	418	661
\$25,000-\$34,999	417	616	956
\$35,000-\$49,999	384	667	1,131
\$50,000-\$74,999	584	923	1,446
\$75,000-\$99,999	222	401	734
\$100,000-\$149,999	439	715	1,183
\$150,000-\$199,999	143	269	461
\$200,000 or greater	90	166	313
Median HH Income	\$46,137	\$50,220	\$52,036
Average HH Income	\$65,992	\$70,576	\$74,395

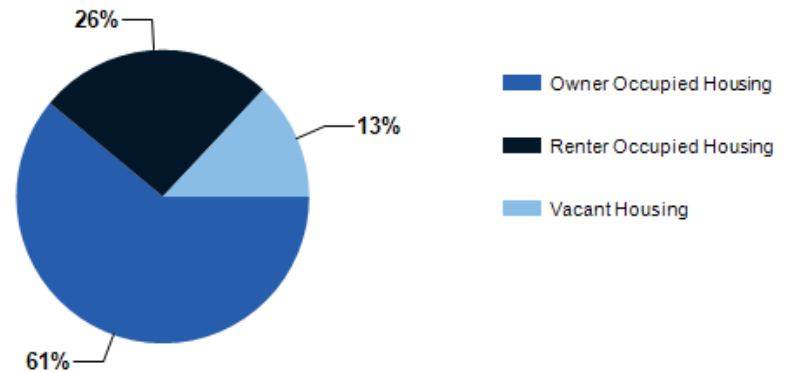
HOUSEHOLDS	5 MILE	10 MILE	15 MILE
2000 Total Housing	3,523	5,716	9,214
2010 Total Households	3,260	5,216	8,420
2024 Total Households	3,114	4,923	7,932
2029 Total Households	3,085	4,886	7,881
2024 Average Household Size	2.25	2.31	2.35
2024-2029: Households: Growth Rate	-0.95%	-0.75%	-0.65%



2024 Household Income

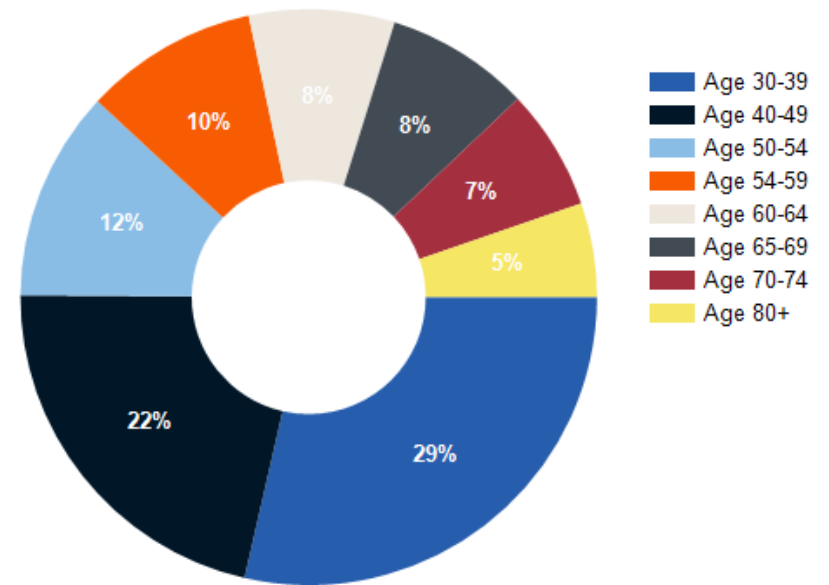


2024 Own vs. Rent - 5 Mile Radius

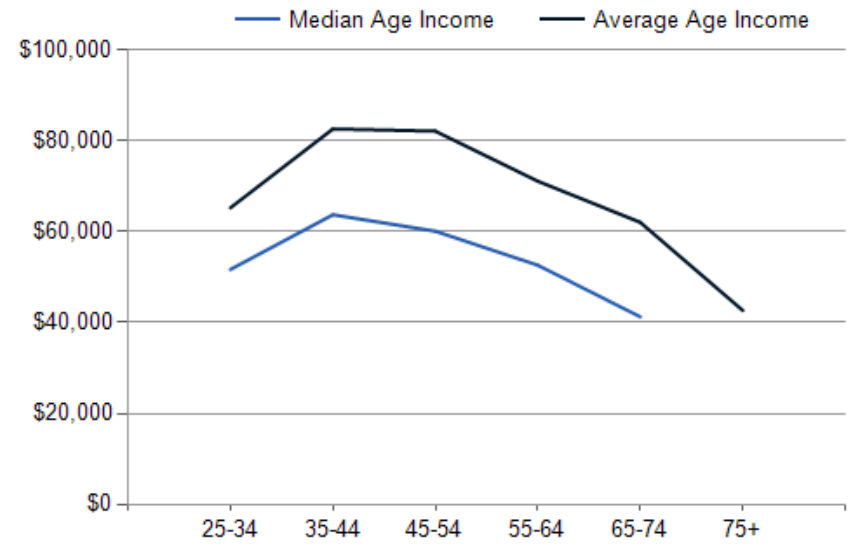


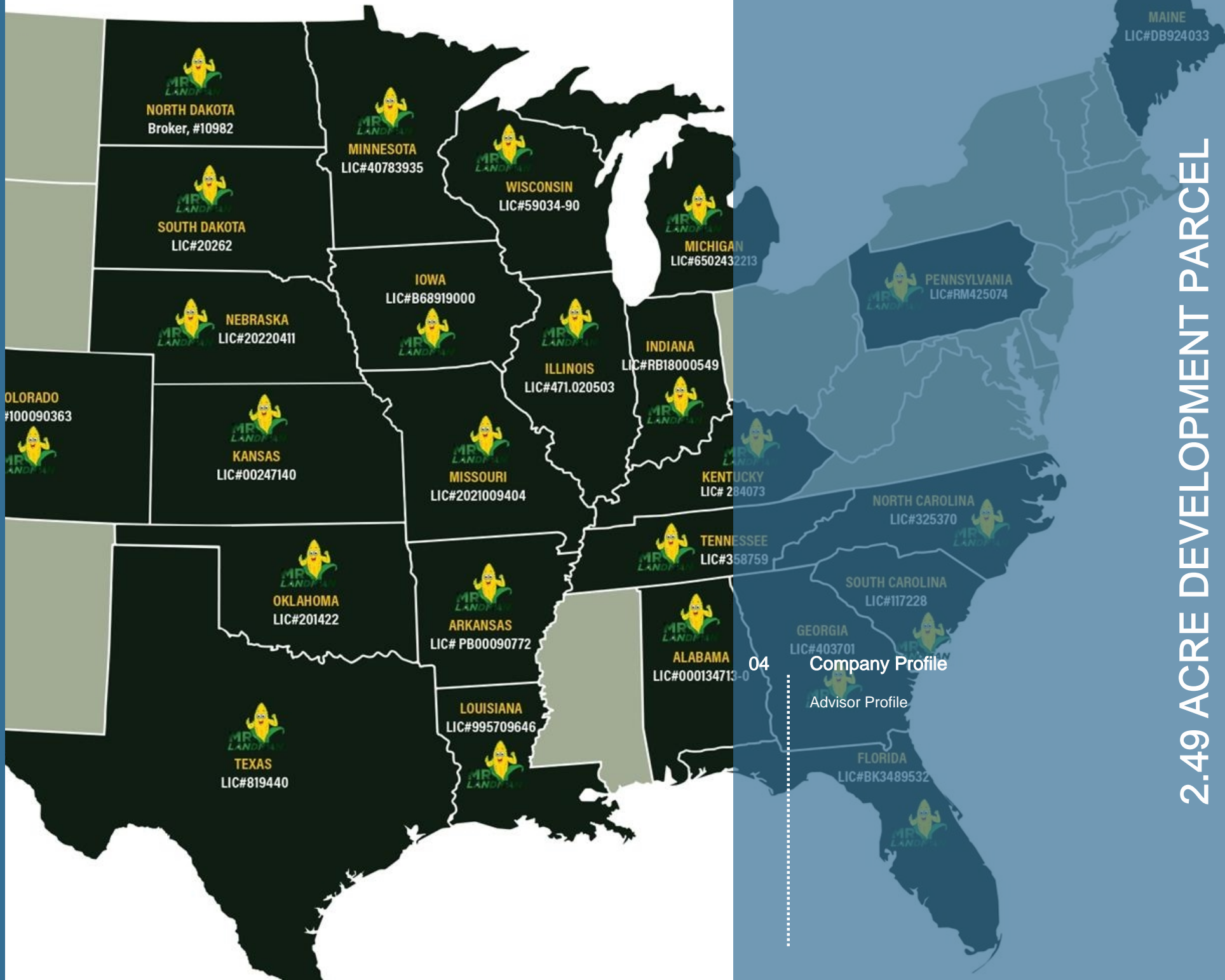
Source: esri

2024 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2024 Population Age 30-34	829	1,072	1,457
2024 Population Age 35-39	864	1,096	1,520
2024 Population Age 40-44	736	986	1,397
2024 Population Age 45-49	539	809	1,243
2024 Population Age 50-54	699	984	1,451
2024 Population Age 55-59	577	858	1,361
2024 Population Age 60-64	484	827	1,415
2024 Population Age 65-69	479	801	1,336
2024 Population Age 70-74	403	647	1,076
2024 Population Age 75-79	313	481	788
2024 Population Age 80-84	218	326	522
2024 Population Age 85+	228	322	529
2024 Population Age 18+	7,837	11,198	16,966
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	\$51,685	\$53,452	\$55,301
Average Household Income 25-34	\$65,278	\$69,391	\$74,152
Median Household Income 35-44	\$63,740	\$69,431	\$74,668
Average Household Income 35-44	\$82,643	\$92,390	\$99,492
Median Household Income 45-54	\$60,114	\$62,713	\$66,470
Average Household Income 45-54	\$82,159	\$84,825	\$89,157
Median Household Income 55-64	\$52,628	\$55,934	\$58,115
Average Household Income 55-64	\$71,128	\$75,450	\$77,643
Median Household Income 65-74	\$41,250	\$42,973	\$44,336
Average Household Income 65-74	\$62,060	\$65,376	\$67,068
Average Household Income 75+	\$42,659	\$45,087	\$49,691





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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2.49 Acre Development Parcel

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