

3.5 acres, US Route 40, next to Buchheit
1330 US Route 40 | Greenville, IL | US | Bond County
Available Acres: 3.5 |



Available Property
3.5 Acres

Site Benefits

- Less than 1 mile from Interstate 70
- 45 miles from downtown St. Louis
- 51 miles from Effingham and Interstate 57
- Illinois Enterprise Zone, Business District, and Tax Increment Financing benefits in place at site.
- Zoned Commercial Neighborhood, allowing for retail, restaurant and other commercial developments.
- Utilities on or adjacent to site.

Economic Development Department: 618.664.1644, ext. 1010

Zoning:	Retail, Commercial, Office
Topography:	Flat
Setting:	Single Site
Within City Limits:	Yes
Sale Price Note:	Call City of Greenville for pricing
Last Updated:	Mar 17, 2025

Economic Development Contact

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City of Greenville
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Property and Area Description

Located adjacent to bank, Buchheit farm/home center, and new USA collegiate/youth gymnastics center. Entrance from US Route 40 and State Route 127, high vehicle traffic, significant commuter and local traffic. See also: <https://matrix.marismatrix.com/DE.asp?ID=DE-134582204762&eml=bXNhcmdpc0BncmVlbnZpbGxlaWxsaW5vaXMuY29t>

Population

	13,956	67,791	197,203
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	5,215	26,270	78,831
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: Route 40 (0.00 mi.)
Nearest Interstate: I-70 (0.36 mi.)
Nearest Airport: Greenville Municipal Airport (KGRE) (3 mi.)
Nearest Commercial Airport: St. Louis Lambert International Airport (STL) (50 mi.)
Rail Served: Unknown
Rail Served By: Other
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren Illinois
Natural Gas: Ameren Illinois
Water: City of Greenville
Sewer: City of Greenville
Telecommunications: AT&T