

# BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## 10+ Acre Development Site

Edwardsville Rd, Troy, Illinois 62294  
Madison County

**Collin Fischer - CCIM**

Phone: 618-420-2376

Email: collinf@barbermurphy.com

**Carter Marteeny**

Phone: 618-304-3917

Email: carterm@barbermurphy.com



### Property Description

#### Hwy Commercial Development Site

10+ Acre Site - Seller May Divide. Located at the I-55/70 Exit Ramp (Exit 18) and adjacent to 2 Travel Centers. Zoned Hwy Commercial. Nearly 400' of Frontage along IL Route 162 with 15,000+ ADT.

**Sale Price: \$575,000**

#### Basic Details

Listing No:	2247
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	10.80 Acre(s)
Sale Price:	\$575,000
Sale Price Per Sqft:	\$1.22
Sale Price Per Acre:	\$53,240

#### Property Information

Parcel No:	09-1-22-05-00-000-012.00 1
Zoning:	C-3 Highway Commercial
Zoning By:	Troy
Property Tax:	\$435
Tax Year:	2019
Traffic Count:	15,000
Topography:	Level

#### Land Measurements

Total Acres	10.80 Acre(s)
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#### Utility Information

Water Provider:	City
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Available:  
Frontage: 387 ft  
Depth: 1,200 ft

Water Provider Service: 12" Main  
Water Provider Location: On Site  
Sewer Provider: City  
Sewer Provider Service: 10" Gravity, 8" Forced Main  
Sewer Provider Location: On Site  
Gas Provider: Ameren IL  
Gas Provider Service: 4" Main- 5 psi  
Gas Provider Location: On Site  
Electric Provider: Ameren IL  
Electric Provider Location: On Site

## Transportation

Interstate: I-55/70, Exit 18