

6.0 Acre Development Site

Mississippi Ave, Cahokia Heights, Illinois 62206
St. Clair County

John L. Eichenlaub

Phone: 618-570-8344

Email: johne@barbermurphy.com



Property Description

Development Site

6+/- Acres for Sale on Mississippi Ave. (Route3) with 20,100 ADT.

Located in a TIF Zone. Zoned B-2. All Utilities at or adjoining site.

Excellent opportunity for storage unit development.

Convenient and easy access to I-64/40, I-55 and I-255.

Sale Price: \$27,000/Acre

Basic Details

Listing No:	2541
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	6 Acre(s)
Min Acres Available:	6 Acre(s)
Max Acres Available:	6 Acre(s)
Sale Price:	\$27,000 per Acre

Property Information

Parcel No:	part of 01-35.0-102-003
Zoning:	B-2
Zoning By:	Cahokia Heights
TIF:	Yes
Traffic Count:	20,100
Topography:	Flat

Land Measurements

Acres:	6 Acre(s)
Frontage:	311 ft
Depth:	867 ft

Utility Information

Water Provider:	Commonfields Cahokia
Water Provider Location:	Adjoining Site
Sewer Provider:	Cahokia
Sewer Provider Location:	Adjoining Site
Gas Provider:	Ameren IL
Gas Provider Location:	Adjoining Site
Electric Provider:	Ameren IL
Electric Provider Location:	Adjoining Site

Transportation

Interstate:	I-64/40, I-55, I-255
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