

## 7 Acres Zoned R-1: WILL DIVIDE

146 Simpson Street, Collinsville, Illinois 62234  
Madison County

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### Basic Details

|                      |                         |
|----------------------|-------------------------|
| Listing No:          | 2678                    |
| Sale Or Lease:       | For Sale                |
| Property Type(s):    | Land, Land - Commercial |
| Lot Size (Acres):    | 7 Acre(s)               |
| Sale Price:          | \$220,000               |
| Sale Price Per Sqft: | \$0.72                  |
| Sale Price Per Acre: | \$31,429                |

### Address

|                |                |
|----------------|----------------|
| Country:       | US             |
| State:         | IL             |
| County:        | Madison        |
| City:          | Collinsville   |
| Zipcode:       | 62234          |
| Street Number: | 146            |
| Street:        | Simpson Street |

### Property Information

|                |                          |
|----------------|--------------------------|
| Parcel No:     | Parcel List Upon Request |
| Zoning:        | R-1                      |
| Zoning By:     | Collinsville             |
| Complex:       | No                       |
| TIF:           | Yes                      |
| Property Tax:  | \$1,534.32               |
| Tax Year:      | 2021                     |
| Traffic Count: | 54,250                   |
| Topography:    | Flat/Wooded              |

### Land Measurements

|           |           |
|-----------|-----------|
| Acres:    | 7 Acre(s) |
| Frontage: | 1,150 ft  |
| Depth:    | 300 ft    |

## Utility Information

|                             |              |
|-----------------------------|--------------|
| Water Provider:             | Collinsville |
| Water Provider Location:    | On home Site |
| Electric Provider:          | Ameren       |
| Electric Provider Location: | On home Site |

## Transportation

|             |                              |
|-------------|------------------------------|
| Interstate: | I-255 & I-55 within one mile |
|-------------|------------------------------|