

## Interstate Commercial Development Site

Perrin Rd, Mascoutah, Illinois 62258  
St. Clair County

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### Property Description

14.33 Acre Development Site with Interstate Visibility, located at Exit 23; I-64. Zoned GC Commercial. Located in a NEW TIF. Will Divide. All Utilities on Site.

**Sale Price: \$1,118,000 (\$1.79 per SF)**

### Basic Details

Listing No:	1671
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	14.33 Acre(s)
Min Acres Available:	5 Acre(s)
Max Acres Available:	14.33 Acre(s)
Sale Price:	\$1,118,000
Sale Price Per Sqft:	\$1.79
Sale Price Per Acre:	\$78,000

### Property Information

Parcel No:	10-07.0-200-025
Zoning:	GC
Zoning By:	Mascoutah
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$276
Tax Year:	2018
Topography:	Flat

### Land Measurements

Total Acres	14.33 Acre(s)
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### Utility Information

Water Provider:	City of Mascoutah
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Available:	
Min Divisible Acres:	5 Acre(s)
Frontage:	500 ft
Depth:	1,000 ft

Water Provider	On Site
Location:	
Sewer Provider:	City of Mascoutah
Sewer Provider	On Site
Location:	
Gas Provider:	Ameren IL
Gas Provider	On Site
Location:	
Electric Provider:	City of Mascoutah
Electric Provider	On Site
Location:	

## Transportation

Interstate:	I-64
Airport:	MidAmerica St. Louis