

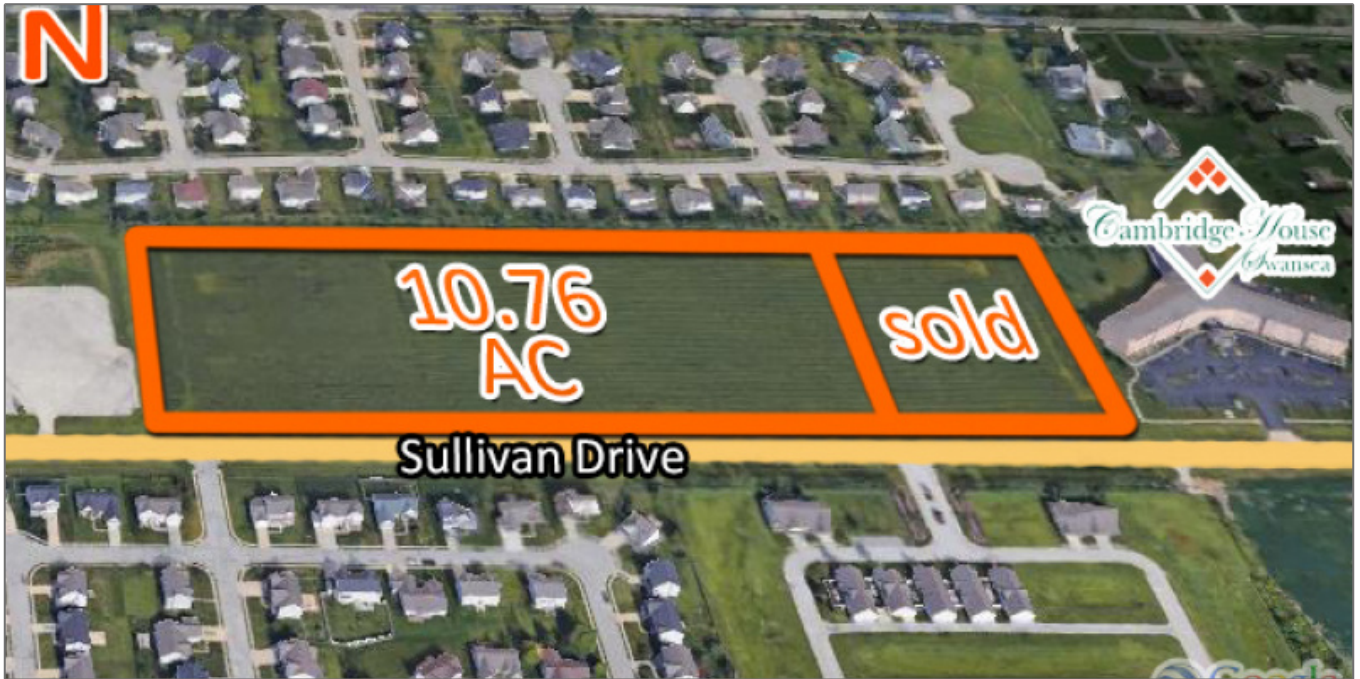
Commercial Development Site

4100 Sullivan Dr., Swansea, Illinois 62226
St. Clair County

Terry Johnson

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Basic Details

| | |
|----------------------|-------------------------|
| Listing No: | 1129 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Land, Land - Commercial |
| Lot Size (Acres): | 10.76 Acre(s) |
| Min Acres Available: | 2 Acre(s) |
| Max Acres Available: | 10.76 Acre(s) |
| Sale Price: | 85,000 per Acre |

Address

| | |
|----------------|-----------|
| Country: | US |
| State: | IL |
| County: | St. Clair |
| City: | Swansea |
| Zipcode: | 62226 |
| Street Number: | 4100 |
| Street: | Sullivan |
| Street Suffix: | Dr. |

Property Information

| | |
|---------------|-----------------|
| Parcel No: | 08-04.0-312-021 |
| Zoning: | PB |
| Zoning By: | Swansea |
| Survey: | Yes |
| Property Tax: | \$514 |
| Tax Year: | 2019 |
| Topography: | Level |

Land Measurements

| | |
|------------------------|---------------|
| Total Acres Available: | 10.76 Acre(s) |
| Min Divisible Acres: | 2 Acre(s) |
| Frontage: | 1,070 ft |
| Depth: | 424 ft |

Utility Information

Transportation

| | |
|-----------------------------|-------------------|
| Water Provider: | IL American Water |
| Water Provider Location: | On Site |
| Sewer Provider: | Swansea |
| Sewer Provider Location: | On Site |
| Gas Provider: | Ameren IL |
| Gas Provider Location: | On Site |
| Electric Provider: | Ameren IL |
| Electric Provider Location: | On Site |

| | |
|-------------|----------------------|
| Interstate: | I-64 |
| Airport: | St. Louis MidAmerica |