

## 40 Acre Interstate Site

Chain of Rocks Road, Edwardsville, Illinois 62025  
Madison County

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### Property Description

#### Interstate Site

40 Acre Commercial Site located in an Enterprise Zone. 1,500' of Frontage on I-270. Highly visible location at the I-270 and IL-157 interchange (exit 9) at the entrance to Southern Illinois University at Edwardsville (SIUE). 55,500 ADT on I-270 and nearly 22,800 ADT on IL-157. Just east of I-255 and 20 minutes from downtown St. Louis. All Utilities on Site - Seller will divide.

**Sale Price: \$50,000 per Acre**

#### Basic Details

Listing No:	1555
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	40 Acre(s)
Sale Price:	\$50,000 per Acre

#### Property Information

Parcel No:	14-1-15-32-00-000-003
Zoning:	General Commercial
Zoning By:	Glen Carbon
Enterprise Zone:	Yes
Property Tax:	\$1,560.76
Tax Year:	2019
Traffic Count:	78,300
Topography:	Flat

## Land Measurements

Acres:	40 Acre(s)
Frontage:	1,500 ft
Depth:	1,000 ft

## Utility Information

Water Provider:	Glen Carbon
Water Provider Location:	On Site
Sewer Provider:	Glen Carbon
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

## Transportation

Interstate:	At I-270 and IL-157 Interchange
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