

BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

Build to Suit Land

813 North Bluff Road, Collinsville, Illinois 62234
Madison County

Collin Fischer - CCIM

Phone: 618-420-2376

Email: collinf@barbermurphy.com

Mike Durbin

Phone: 618-960-8675

Email: miked@barbermurphy.com



Property Description

0.8 Acre Parcel for Sale or Build to Suit. Located just off IL-157 (17,400 ADT) with 181' of frontage. Quick access to I-55/70 and I-255. 25 minutes from downtown St. Louis. Zoned BP-3. Additional 1.60 Acres adjacent to Site also Available.

Sale Price: \$250,000

Basic Details

Listing No:	1865
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	0.80 Acre(s)
Sale Price:	\$250,000

Property Information

Parcel No:	13-2-21-20-00-000-062
Zoning:	BP-3 Planned Bus
Zoning By:	Collinsville
Enterprise Zone:	Yes
Survey:	Yes
Environmental:	Yes
Property Tax:	\$2,127
Tax Year:	2018
Traffic Count:	17,400
Topography:	Flat

Land Measurements

Total Acres Available:	0.80 Acre(s)
Min Divisible Acres:	0.80 Acre(s)
Acres:	0.80 Acre(s)
Frontage:	181 ft
Depth:	234 ft

Utility Information

Water Provider:	City of Collinsville
Water Provider Location:	On Site
Sewer Provider:	City of Collinsville
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Southwestern Electric Co-Operation
Electric Provider Location:	On Site

Transportation

Interstate:	I-55/70 & I-255
Airport:	St. Louis Lambert International