

5.5 Acre Prime Development Site

405 Broadway Ave, South Roxana, Illinois 63017
Madison County

Collin Fischer - CCIM

Phone: 618-420-2376

Email: collinf@barbermurphy.com

James Leopold - CCIM, SIOR

Phone: 618-581-1702

Email: jamesl@barbermurphy.com



Property Description

5.5 Acres of developable Land in South Roxana. Located next to the Wood River Refinery. 700' of frontage along IL Rt. 111 and 200' along Broadway. 0.5 Acres on corner is pad ready at Route 111 & S. Broadway. Zoned Industrial and B-2 Business.

Sale Price: \$250,000

Basic Details

Listing No:	2025
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial, Land - Industrial
Lot Size (Acres):	5.50 Acre(s)
Min Acres Available:	0.50 Acre(s)
Max Acres Available:	5.50 Acre(s)
Sale Price:	\$250,000
Sale Price Per Sqft:	\$1.04
Sale Price Per Acre:	\$45,450

Property Information

Parcel No:	18-2-14-02-00-000-015;01 4
Zoning:	Industrial and B2
Zoning By:	Madison County
Survey:	Yes
Property Tax:	\$741.02
Tax Year:	2017
Traffic Count:	5,200
Topography:	Flat & Wetlands

Land Measurements

Total Acres Available:	5.50 Acre(s)
Min Divisible Acres:	0.50 Acre(s)
Frontage:	700 ft
Depth:	200 ft

Utility Information

Water Provider:	None
Water Provider Location:	N/A
Sewer Provider:	Madison Special Dist. 1
Sewer Provider Location:	Nearby
Gas Provider:	Ameren IL
Gas Provider Location:	Nearby
Electric Provider:	Ameren IL
Electric Provider Location:	Adjacent to Site

Transportation

Interstate:	I-255 & IL Route 111
Rail:	CSX East Intermodal - 12 Miles
Barge:	America's Central Port - 10 Miles
Airport:	St. Louis Regional - 5 Miles