

11.6 Acre Mixed-Use Development Site

IL Route 157, Collinsville, Illinois 62234
St. Clair County

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Property Description

Mixed Use Development Site

11.6 Acre Development Opportunity - Will Divide. Adjacent Collinsville High School.

1,130' of Frontage on Route 157 & 1,076' on Caseyville Rd.

High Traffic Counts. Only 1.5 Miles to I-255 and 2 Miles to I-55/70.

Sale Price: \$2,000,000

Basic Details

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|----------------------|-------------------------------------|
| Listing No: | 2329 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Land - Commercial, Land - Mixed Use |
| Lot Size (Acres): | 11.60 Acre(s) |
| Sale Price: | \$2,000,000 |
| Sale Price Per Sqft: | \$4 |

Property Information

| | |
|----------------|-----------------|
| Parcel No: | 03-05.0-300-030 |
| Zoning: | B-2 |
| Zoning By: | Collinsville |
| Property Tax: | \$2,456 |
| Tax Year: | 2017 |
| Traffic Count: | 10,700 |
| Topography: | Rolling |

Land Measurements

| | |
|------------------------|---------------|
| Total Acres Available: | 11.60 Acre(s) |
| Frontage: | 1,130 ft |
| Depth: | 830 ft |

Utility Information

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|--------------------------|-----------------|
| Water Provider: | Collinsville |
| Water Provider Service: | 10" Main |
| Water Provider Location: | On Site |
| Sewer Provider: | Collinsville |
| Sewer Provider Service: | 6" Main |
| Sewer Provider Location: | On Site |
| Gas Provider: | Ameren Illinois |
| Electric Provider: | Ameren Illinois |

Transportation

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|-------------|-------|
| Interstate: | I-255 |
|-------------|-------|