

167 Acres for Sale - Proposed Troy Junction Centre

South Formosa Rd, Troy, Illinois 62294
Madison County

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Property Description

Proposed Troy Junction Centre

167 Acre Site; Will Divide. 3,500' of Frontage on I-55/70 with 44,100 ADT. Access from two Interchanges, I-55 (Exits 17 & 18). Located only 30 minutes from Downtown St. Louis.

Sale Price: \$65,000 per Acre

Basic Details

Listing No:	888
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Commercial
Lot Size (Acres):	167 Acre(s)
Min Acres Available:	5 Acre(s)
Max Acres Available:	167 Acre(s)
Sale Price:	\$65,000/AC

Property Information

Parcel No:	09-1-22-08-00-000-002/01 5
Zoning:	Agricultural
Zoning By:	Troy
Property Tax:	\$4,216
Tax Year:	2017
Traffic Count:	44,100
Topography:	Flat

Land Measurements

Total Acres Available:	167 Acre(s)
Min Divisible Acres:	5 Acre(s)
Frontage:	3,500 ft
Depth:	2,600 ft

Utility Information

Water Provider:	City of Troy
Water Provider Location:	On Site
Sewer Provider:	City of Troy
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:	I-55/70; I-270
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