

# BARBERMURPHY

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

## 9+ Acre Prime Commercial Site

2621 South State Route 157, Edwardsville, Illinois 62025  
Madison County

**Collin Fischer - CCIM**

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### Basic Details

Listing No:	2229
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	9.15 Acre(s)
Min Acres Available:	1.50 Acre(s)
Max Acres Available:	9.15 Acre(s)
Sale Price:	\$8.95 per SF
Sale Price Per Sqft:	\$8.95

### Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	2621
Street:	South State Route 157

### Property Information

Parcel No:	14-1-15-28-00-000-002
Zoning:	B-2
Zoning By:	Edwardsville
Complex:	Sunset Hills
Survey:	Yes
Environmental:	Yes
Archaeological:	Yes
Property Tax:	\$807.80
Tax Year:	2018
Traffic Count:	15,800
Topography:	Level

### Land Measurements

Total Acres Available:	9.15 Acre(s)
Min Divisible Acres:	1.50 Acre(s)
Frontage:	1,200 ft
Depth:	300 ft

## Utility Information

Water Provider:	Edwardsville
Water Provider Location:	Rear of Property
Sewer Provider:	Edwardsville
Sewer Provider Location:	Rear of Property
Gas Provider:	Ameren IL
Gas Provider Location:	Route 157 Frontage
Electric Provider:	Ameren IL
Electric Provider Location:	Route 157 Frontage

## Transportation

Interstate:	I-270/I-255
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