

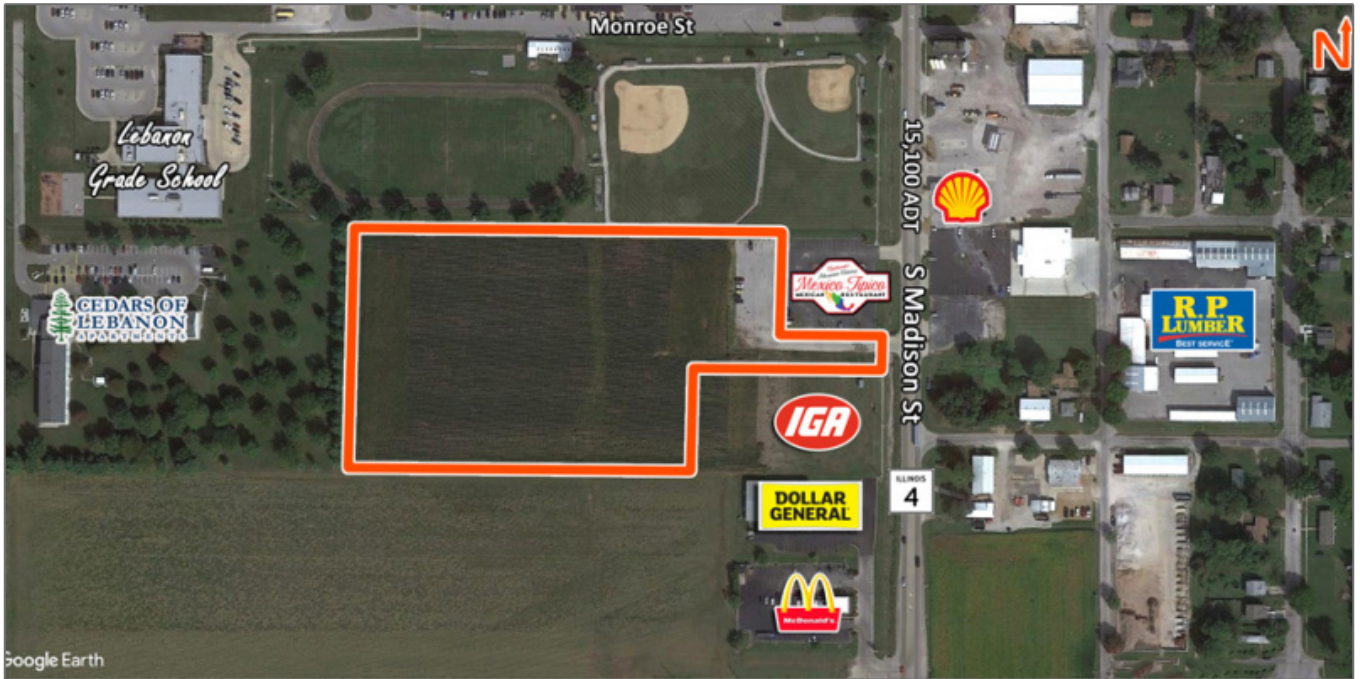
## 9.39 Acres - TIF Available

South Madison St, Lebanon, Illinois 62254  
St. Clair County

**Joe Hardin**

Phone: 618-660-8759

Email: JoeH@barbermurphy.com



### Basic Details

Listing No:	2300
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Commercial
Lot Size (Acres):	9.39 Acre(s)
Sale Price:	\$30,000/Acre

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Lebanon
Zipcode:	62254
Street:	South Madison
Street Suffix:	St

### Property Information

Parcel No:	05-19.0-337-023;026;027
Zoning:	Commercial/AG
Zoning By:	Lebanon
TIF:	Yes
Property Tax:	\$2,617
Tax Year:	2019
Traffic Count:	15,100
Topography:	Level

### Land Measurements

Acres:	9.39 Acre(s)
Frontage:	80 ft
Depth:	1,106 ft

### Utility Information

### Transportation

Water Provider:	City of Lebanon
Water Provider Location:	Adjacent to Property
Sewer Provider:	City of Lebanon
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
Telecom Provider:	AT&T
Telecom Provider Location:	On Site

Interstate:

I-270