

## 2.24 Acre Development Site

6532 IL Route 162, Maryville, Illinois 62062  
Madison County

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### Basic Details

Listing No:	2328
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	2.24 Acre(s)
Sale Price:	\$599,000
Sale Price Per Sqft:	\$6.14

### Address

Country:	US
State:	IL
County:	Madison
City:	Maryville
Zipcode:	62062
Street Number:	6532
Street:	IL Route 162

### Property Information

Parcel No:	13-1-21-02-03-301-010
Zoning:	B-1
Zoning By:	Maryville
TIF:	Yes
Property Tax:	\$1,296
Tax Year:	2019
Traffic Count:	7,700
Topography:	Level/Sloping

### Land Measurements

Acres:	2.24 Acre(s)
Frontage:	235 ft
Depth:	418 ft

### Utility Information

### Transportation

Water Provider:	Maryville
Water Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	SW Electric
Electric Provider Location:	On Site

Interstate:

I-270 and I-55/70