

## 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