

## 120 Acre Industrial Land Site

Cut Street, Alton, Illinois 62002  
Madison County

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### Basic Details

Listing No:	1334
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Industrial
Lot Size (Acres):	120 Acre(s)
Sale Price:	\$1,800,000
Sale Price Per Acre:	\$15,000

### Address

Country:	US
State:	IL
County:	Madison
City:	Alton
Zipcode:	62002
Street:	Cut
Street Suffix:	Street

### Property Information

Parcel No:	191081800000015;191081900000001
Zoning:	M-2 General Industrial
Zoning By:	City of Alton
TIF:	Yes
Enterprise Zone:	Yes
Foreign Trade Zone:	Yes
Survey:	Yes
Property Tax:	\$1,628
Tax Year:	2019
Topography:	Flat

### Land Measurements

Acres:	120 Acre(s)
Frontage:	1,472 ft
Depth:	3,179 ft

## Utility Information

Water Provider:	City of Alton
Water Provider Service:	8" Main
Water Provider Location:	On Site
Sewer Provider:	City of Alton
Sewer Provider Service:	36" Line
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Service:	10" 60 psig
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Service:	34.5 kV
Electric Provider Location:	On Site

## Transportation

Interstate:	I-270 (10 Miles)
Rail:	Norfolk Southern (adjacent)
Barge:	1.5 Miles to River Access
Airport:	St. Louis International (23 Miles)