

## 3.57 Acre Development Site

Janette Dr, Vandalia, Illinois 62471  
Fayette County

**Mike Durbin**

Phone: 618-960-8675

Email: miked@barbermurphy.com



### Basic Details

Listing No:	2461
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Total Sqft Available:	3.57 Sqft.
Sale Price:	\$65,000
Sale Price Per Acre:	\$26,611

### Address

Country:	US
State:	IL
County:	Fayette
City:	Vandalia
Zipcode:	62471
Street:	Janette
Street Suffix:	Dr

### Property Information

Parcel No:	18-14-08-176-003/177-001
Zoning:	Unincorporated
Zoning By:	Fayette County
Enterprise Zone:	Yes
Property Tax:	\$207.58
Tax Year:	2020
Traffic Count:	21,400
Topography:	Mostly flat with dip at tree line

### Land Measurements

Acres:	3.57 Acre(s)
Frontage:	971 ft
Depth:	371 ft

## Utility Information

Water Provider:	City of Vandalia
Water Provider Location:	On Site
Sewer Provider:	City of Vandalia
Sewer Provider Location:	On Site
Gas Provider:	Liberty Utilities
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

## Transportation

Interstate:	I-70
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