

## 31.05 Acre Development Site

8029-8035 North Illinois St, Caseyville, Illinois 62232  
St. Clair County

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### Basic Details

Listing No:	2492
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial, Land - Mixed Use, Land - Multi-Family/Residential
Lot Size (Acres):	31.05 Acre(s)
Sale Price:	\$2,000,000
Sale Price Per Sqft:	\$1.49
Sale Price Per Acre:	\$64,412

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Caseyville
Zipcode:	62232
Street Number:	8029-8035
Street:	North Illinois
Street Suffix:	St

### Property Information

Parcel No:	Multiple (see comments on brochure)
Zoning:	B-2 & PUD
Zoning By:	Village of Caseyville
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$3,277
Tax Year:	2020
Traffic Count:	14,700
Topography:	Mostly Level with one Sharp Hill

### Land Measurements

Acres:	31.05 Acre(s)
Frontage:	1,239 ft
Depth:	1,133 ft

## Utility Information

Water Provider:	Village of Caseyville
Water Provider Location:	On Site
Sewer Provider:	Village of Caseyville
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

## Transportation

Interstate:	I-255, I-55/70
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