

# BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## Commercial Development Site - 38 Acres

5500 Bluffview Commerce Park Drive, Glen Carbon, Illinois  
62034  
Madison County

### Scott . Muentnich

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### Basic Details

Listing No:	2656
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	38.07 Acre(s)
Min Acres Available:	1.78 Acre(s)
Max Acres Available:	38.07 Acre(s)
Sale Price:	\$160,000/Acre
Sale Price Per Sqft:	\$3.67
Sale Price Per Acre:	\$160,000

### Address

Country:	US
State:	IL
County:	Madison
City:	Glen Carbon
Zipcode:	62034
Street Number:	5500
Street:	Bluffview Commerce Park Drive

### Property Information

Parcel No:	14-2-15-32-00-000-43, 14-2-15-32-00-000-044, 14-2-15-32-00-000-45
Zoning:	General Commercial
Zoning By:	Glen Carbon
Complex:	Commerce Park
Property Tax:	\$2,140.12

### Land Measurements

Total Acres Available:	38.07 Acre(s)
Min Divisible Acres:	1.78 Acre(s)
Acres:	38.07 Acre(s)
Frontage:	2,000 ft
Depth:	500 ft

Tax Year:	2021
Traffic Count:	9,750
Topography:	Flat

### Utility Information

Water Provider:	Glen Carbon
Water Provider Location:	On Site
Sewer Provider:	Glen Carbon
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site

### Transportation

Interstate:	I-270 Interchange and 2 miles from I-255
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