

Commercial Development Site - 38+ Acres

300 Harmony Lane, Edwardsville, Illinois 62025
Madison County

Scott . Muentnich

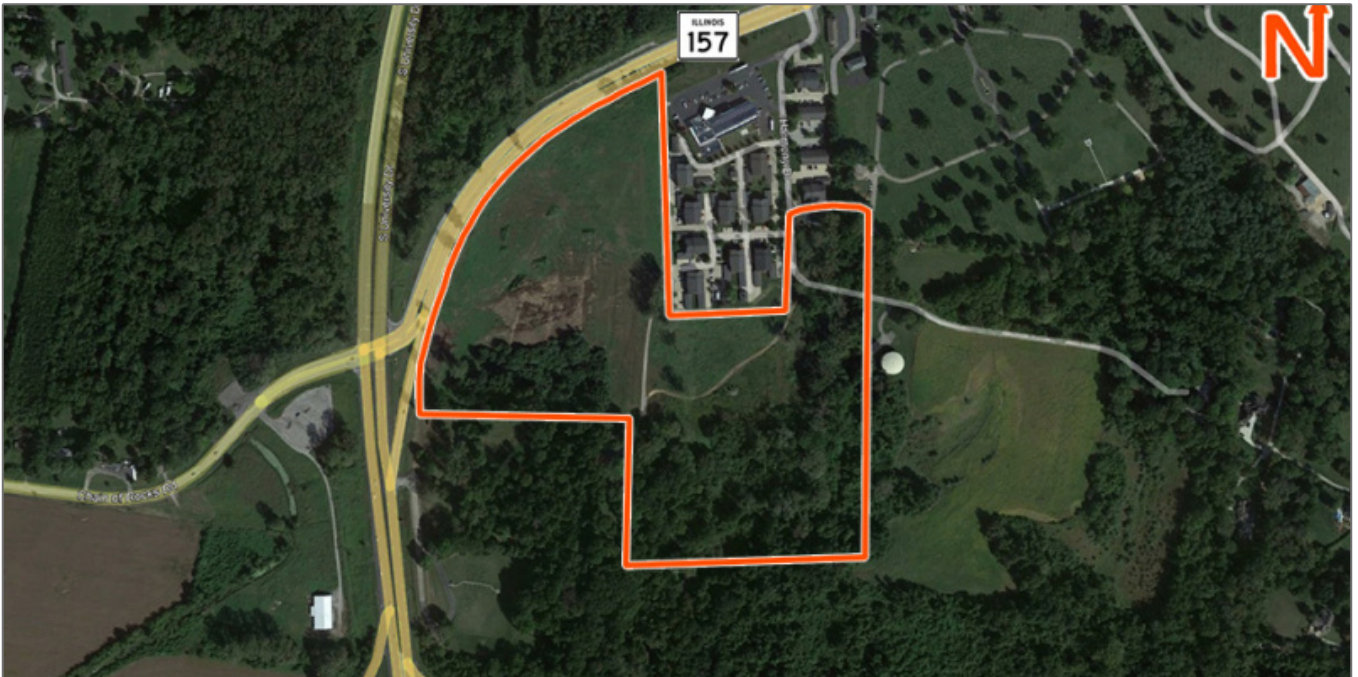
Phone: 618-975-0504

Email: scottm@barbermurphy.com

Steve Zuber - SIOR, CCIM

Phone: 314-409-7283

Email: steve@barbermurphy.com



Basic Details

Listing No:	2657
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Min Acres Available:	1.60 Acre(s)
Max Acres Available:	38.70 Acre(s)
Sale Price:	\$2,515,000
Sale Price Per Sqft:	\$1.49
Sale Price Per Acre:	\$2,515,000

Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	300
Street:	Harmony Lane

Property Information

Parcel No:	14-1-15-29-00-000-020-002, 14-1-15-29-00-000-020.00 1, 14-1-15-29-00-000-018.00 5, 14-1-15-29-00-000-018
Zoning:	B-2
Zoning By:	Edwardsville
Enterprise Zone:	Yes
Survey:	Yes

Land Measurements

Total Acres Available:	38.70 Acre(s)
Min Divisible Acres:	1.60 Acre(s)
Acres:	38.70 Acre(s)
Frontage:	1,600 ft
Depth:	855 ft

Property Tax:	\$14,220.96
Tax Year:	2021
Traffic Count:	14,500

Utility Information

Water Provider:	Edwardsville
Water Provider Location:	On Site
Sewer Provider:	Edwardsville
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 & Hwy 157 / 2 Miles form I-255
-------------	---