

## +/- 146 Acres Zoned Commercial - Will Divide

140 Wilma Dr, Maryville, Illinois 62234  
Madison County

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### Basic Details

Listing No:	2655
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	146 Acre(s)
Sale Price:	\$72,000/Acre (Undivided Pricing)

### Address

Country:	US
State:	IL
County:	Madison
City:	Maryville
Zipcode:	62234
Street Number:	140
Street:	Wilma
Street Suffix:	Dr

### Property Information

Parcel No:	13-1-21-14-00-000-002.00 1, Parcel Numbers available upon request
Zoning:	B1 Commercial
Zoning By:	Maryville
Complex:	Maryville Town Center
TIF:	Yes
Enterprise Zone:	Yes
Foreign Trade Zone:	Yes
Traffic Count:	55,000
Topography:	Flat Ground

### Land Measurements

Total Acres Available:	146 Acre(s)
Min Divisible Acres:	1 Acre(s)
Acres:	146 Acre(s)

## Utility Information

Water Provider:	Maryville
Water Provider Location:	On Site
Sewer Provider:	Maryville
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
Telecom Provider:	Charter/ATT
Telecom Provider Location:	On Site

## Transportation

Interstate:	I-55/70 Interchange & Highway 159
Rail:	No
Barge:	No
Airport:	No