

## 7 Acres Zoned R-1: WILL DIVIDE

146 Simpson Street, Collinsville, Illinois 62234  
Madison County

**Scott . Muentnich**

Phone: 618-975-0504

Email: scottm@barbermurphy.com



### Basic Details

Listing No:	2678
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	7 Acre(s)
Sale Price:	\$220,000
Sale Price Per Sqft:	\$0.72
Sale Price Per Acre:	\$31,429

### Address

Country:	US
State:	IL
County:	Madison
City:	Collinsville
Zipcode:	62234
Street Number:	146
Street:	Simpson Street

### Property Information

Parcel No:	Parcel List Upon Request
Zoning:	R-1
Zoning By:	Collinsville
Complex:	No
TIF:	Yes
Property Tax:	\$1,534.32
Tax Year:	2021
Traffic Count:	54,250
Topography:	Flat/Wooded

### Land Measurements

Acres:	7 Acre(s)
Frontage:	1,150 ft
Depth:	300 ft

## Utility Information

Water Provider:	Collinsville
Water Provider Location:	On home Site
Electric Provider:	Ameren
Electric Provider Location:	On home Site

## Transportation

Interstate:	I-255 & I-55 within one mile
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