

## 1.27 Acre Development Site

2341 Plum St, Edwardsville, Illinois 62025  
Madison County

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### Basic Details

|                   |                         |
|-------------------|-------------------------|
| Listing No:       | 2799                    |
| Sale Or Lease:    | For Sale                |
| Property Type(s): | Land, Land - Commercial |
| Lot Size (Acres): | 1.27 Acre(s)            |
| Sale Price:       | \$545,000               |

### Address

|                |              |
|----------------|--------------|
| Country:       | US           |
| State:         | IL           |
| County:        | Madison      |
| City:          | Edwardsville |
| Zipcode:       | 62025        |
| Street Number: | 2341         |
| Street:        | Plum         |
| Street Suffix: | St           |

### Property Information

|                |                       |
|----------------|-----------------------|
| Parcel No:     | 14-2-15-23-00-000-064 |
| Zoning:        | B-3                   |
| Property Tax:  | \$13,187              |
| Traffic Count: | 10,300                |
| Topography:    | Flat                  |

### Utility Information

|                             |             |
|-----------------------------|-------------|
| Water Provider:             | City Served |
| Water Provider Location:    | On Site     |
| Sewer Provider:             | City Served |
| 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-270, I-55 & I-255