

# BARBERMURPHY

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

## 1.27 Acre Development Site

2341 Plum St, Edwardsville, Illinois 62025  
Madison County

**Collin Fischer - SIOR, CCIM**  
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### Basic Details

Listing No:	3242
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	1.27 Acre(s)
Sale Price:	\$500,000
Sale Price Per Sqft:	\$9.04

### 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
Tax Year:	2024
Traffic Count:	10,300
Topography:	Flat

### Land Measurements

Total Acres	1.27 Acre(s)
Available:	
Min Divisible Acres:	1.27 Acre(s)
Frontage:	235 ft

### Utility Information

Water Provider:	City Served
Water Provider Location:	On Site

### Transportation

Interstate:	I-270 and I-255
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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