

## 1 Acre Development Site with adjoining lot for sale

Dogwood Estates, Glen Carbon, Illinois 62034  
Madison County

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### Basic Details

Listing No:	2872
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial, Land - Mixed Use
Lot Size (Acres):	1 Acre(s)
Sale Price:	\$165,000
Sale Price Per Sqft:	\$3.79
Sale Price Per Acre:	\$165,000

### Address

Country:	US
State:	IL
County:	Madison
City:	Glen Carbon
Zipcode:	62034
Street:	Dogwood Estates

### Property Information

Parcel No:	14-2-15-35-04-405-001
Zoning:	Neighborhood Commercial
Zoning By:	Glen Carbon
Property Tax:	\$1,144.44
Tax Year:	2022
Traffic Count:	18,500
Topography:	Gently Sloping

### Land Measurements

Total Acres Available:	1 Acre(s)
Min Divisible Acres:	1 Acre(s)
Acres:	1 Acre(s)
Frontage:	280 ft
Depth:	379 ft

## Utility Information

Water Provider:	City
Water Provider Service:	Village of Glen Carbon
Water Provider Location:	Adjacent to property
Sewer Provider:	City
Sewer Provider Service:	Adjacent to property
Sewer Provider Location:	Village of Glen Carbon
Gas Provider:	Ameren Illinois
Gas Provider Service:	Ameren Illinois
Gas Provider Location:	Adjacent to property
Electric Provider:	Ameren Illinois
Electric Provider Service:	Ameren Illinois
Electric Provider Location:	Adjacent to property

## Transportation

Interstate:	.5 miles to 270 and 2.5 miles to 255 & 70
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