



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

## 41 Acre Industrial Zoned Development Site

Wagon Wheel Road, South Roxana, Illinois 62087  
Madison County

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### Basic Details

Listing No:	137
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Industrial
Lot Size (Acres):	41 Acre(s)
Min Acres Available:	20 Acre(s)
Max Acres Available:	41 Acre(s)
Sale Price:	\$25,000 per Acre

### Address

Country:	US
State:	IL
County:	Madison
City:	South Roxana
Zipcode:	62087
Street:	Wagon Wheel
Street Suffix:	Road

### Property Information

Parcel No:	18-1-14-12-00-000-007
Zoning:	Industrial
Zoning By:	South Roxana
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$827
Tax Year:	2020
Traffic Count:	5,200
Topography:	Level

### Land Measurements

Total Acres	41 Acre(s)
Available:	
Min Divisible Acres:	20 Acre(s)
Frontage:	421 ft
Depth:	2,338 ft

## Utility Information

Water Provider:	Village of Roxana
Water Provider Location:	Wagon Wheel Rd (North)
Sewer Provider:	Village of Roxana
Sewer Provider Location:	Wagon Wheel Rd (North)
Gas Provider:	Ameren IL
Gas Provider Location:	Wagon Wheel Rd (North)
Electric Provider:	Ameren IL
Electric Provider Location:	Wagon Wheel Rd (North)

## Transportation

Interstate:	I-55/70, I-270, I-255
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