

37 Acre General Commercial Development Site in New TIF District

Northeast Corner of I-64 / Rt. 4 / Perrin Road, Mascoutah, Illinois 62258
St. Clair County

Terry Johnson

Phone: 618-977-8367

Email: terryj@barbermurphy.com



Basic Details

Listing No:	1100
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	37.20 Acre(s)
Min Acres Available:	14 Acre(s)
Max Acres Available:	37 Acre(s)
Sale Price:	\$3,000,000
Sale Price Per Sqft:	\$1.85

Address

Country:	US
State:	IL
County:	St. Clair
City:	Mascoutah
Zipcode:	62258
Street:	Northeast Corner of I-64 / Rt. 4 / Perrin Road

Property Information

Parcel No:	10-06.0-400-022
Zoning:	GC
Zoning By:	Mascoutah
TIF:	Yes
Enterprise Zone:	Yes
Survey:	Yes

Land Measurements

Total Acres Available:	37.20 Acre(s)
Frontage:	570 ft
Depth:	1,640 ft

Environmental:	Yes
Property Tax:	\$946
Tax Year:	2018
Topography:	Flat

Utility Information

Water Provider:	City of Mascoutah
Water Provider Location:	On Site
Sewer Provider:	City of Mascoutah
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-64
-------------	------