

## 3.9 Acre Development Site

405 South Broadway, South Roxana, Illinois 63017  
Madison County

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### Basic Details

Listing No:	2025
Sale Or Lease:	For Sale
Property Type(s):	Land
Lot Size (Acres):	3.90 Acre(s)
Min Acres Available:	0.50 Acre(s)
Max Acres Available:	3.90 Acre(s)
Sale Price:	\$225,000
Sale Price Per Sqft:	\$1.32
Sale Price Per Acre:	\$57,692

### Address

Country:	US
State:	IL
County:	Madison
City:	South Roxana
Zipcode:	63017
Street Number:	405
Street:	South Broadway

### Property Information

Parcel No:	18-2-14-02-00-000-015
Zoning:	Industrial and B2
Zoning By:	Madison County
Survey:	Yes
Property Tax:	\$918.90
Tax Year:	2023
Traffic Count:	6,000
Topography:	Flat and Wetlands

### Land Measurements

Total Acres Available:	3.90 Acre(s)
Min Divisible Acres:	0.50 Acre(s)
Frontage:	500 ft
Depth:	401 ft

## Utility Information

Water Provider:	None
Water Provider Location:	Nearby
Sewer Provider:	Madison Special Dist 1
Sewer Provider Location:	Nearby
Gas Provider:	Ameren IL
Gas Provider Location:	Nearby
Electric Provider:	Ameren IL
Electric Provider Location:	Nearby

## Transportation

Interstate:	I-270 & I-255
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