

## 2.1 Acres of Commercial Development Sites Available for Sale

1250 East Chain of Rocks Rd, Pontoon Beach, Illinois 62040  
Madison County

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### Basic Details

|                      |              |
|----------------------|--------------|
| Listing No:          | 3022         |
| Sale Or Lease:       | For Sale     |
| Property Type(s):    | Land         |
| Lot Size (Acres):    | 2.18 Acre(s) |
| Sale Price:          | \$645,000    |
| Sale Price Per Sqft: | \$6.79       |
| Sale Price Per Acre: | \$295,872    |

### Address

|                |                     |
|----------------|---------------------|
| Country:       | US                  |
| State:         | IL                  |
| County:        | Madison             |
| City:          | Pontoon Beach       |
| Zipcode:       | 62040               |
| Street Number: | 1250                |
| Street:        | East Chain of Rocks |
| Street Suffix: | Rd                  |

### Property Information

|                |                          |
|----------------|--------------------------|
| Parcel No:     | 18-1-14-35-00-000-004.00 |
|                | 1                        |
| Zoning:        | B-2                      |
| Property Tax:  | \$13,069                 |
| Tax Year:      | 2023                     |
| Traffic Count: | 13,000                   |

### Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 2.18 Acre(s) |
| Frontage: | 250 ft       |
| Depth:    | 350 ft       |

### Utility Information

### Transportation

|                             |                   |
|-----------------------------|-------------------|
| Water Provider:             | Pontoon Beach     |
| Water Provider Location:    | Chain of Rocks    |
| Sewer Provider:             | Madison County SS |
| Sewer Provider Location:    | Chain of Rocks    |
| Gas Provider:               | Ameren            |
| Gas Provider Location:      | Chain of Rocks    |
| Electric Provider:          | Ameren            |
| Electric Provider Location: | On Site           |

|             |                            |
|-------------|----------------------------|
| Interstate: | i-270                      |
| Airport:    | St. Louis Downtown Airport |