

+/- 103.06 Acres Light Industrial Land For Sale

Upper Cahokia Rd, Sauget, Illinois 62206
St. Clair County

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Basic Details

Listing No:	3031
Sale Or Lease:	For Sale
Property Type(s):	Land
Lot Size (Acres):	103.06 Acre(s)
Min Acres Available:	25 Acre(s)
Max Acres Available:	103.06 Acre(s)
Sale Price:	\$85,000/Acre
Sale Price Per Sqft:	\$1.95
Sale Price Per Acre:	\$85,000

Address

Country:	US
State:	IL
County:	St. Clair
City:	Sauget
Zipcode:	62206
Street:	Upper Cahokia
Street Suffix:	Rd

Facility Information

Extra Land:	Additional 71.51 Adjacent Acres Available for Sale
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Property Information

Parcel No:	01250400001
Zoning:	Light Industrial
Industrial Park:	Near Sauget Business Park
Prior Use:	Exxon Mobil Tank Farm
TIF:	Yes
Enterprise Zone:	Yes
Survey:	Yes
Environmental:	Yes
Property Tax:	\$48,794
Tax Year:	2023

Topography:

Flat

Land Measurements

Total Acres Available:	103.06 Acre(s)
Min Divisible Acres:	25 Acre(s)
Acres:	103.06 Acre(s)
Frontage:	1,285 ft
Depth:	3,145 ft

Utility Information

Water Provider:	Illinois Ameren Water
Sewer Provider:	American Bottoms
Gas Provider:	Ameren Illinois
Electric Provider:	Ameren Illinois

Transportation

Interstate:	2 Miles to I-255; 4 Miles to I-44, I-55, I-64, I-7
Rail:	CPKC Railroad Adjacent
Barge:	3 Miles to Mississippi River
Airport:	Downtown St. Louis Airport - 1 Mile