

## 20+ Acre Commercial Site

1261 University Dr, Edwardsville, Illinois 62025  
Madison County

**Collin Fischer - CCIM**

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### Basic Details

Listing No:	3062
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	20 Acre(s)
Min Acres Available:	20 Acre(s)
Max Acres Available:	20 Acre(s)
Sale Price:	\$174,500/Acre

### Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	1261
Street:	University
Street Suffix:	Dr

### Property Information

Parcel No:	14-1-15-15-11-201-001/07-201-014   14-2-15-15-01-102-036
Zoning:	B-2
TIF:	Yes
Topography:	Rolling

### Land Measurements

Acres:	20 Acre(s)
Frontage:	400 ft
Depth:	900 ft

### Utility Information

Water Provider:	Edwardsville
Water Provider:	On Site

### Transportation

Interstate:	I-270
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Location:	
Sewer Provider:	Edwardsville
Sewer Provider	On Site
Location:	
Gas Provider:	Ameren
Gas Provider	On Site
Location:	
Electric Provider:	Ameren
Electric Provider	On Site
Location:	