

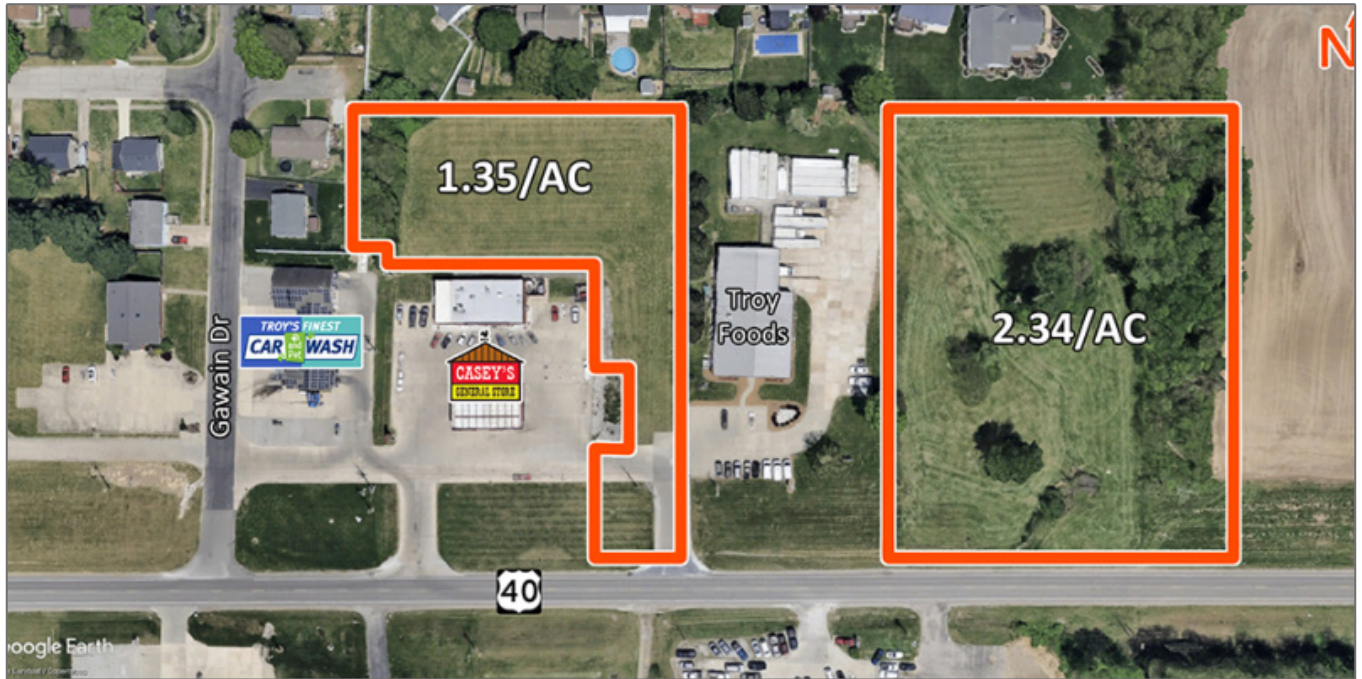
(2) Commercial Development Sites

320 E US Highway 40, Troy, Illinois 62294
Madison County

Tony Smallmon

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Basic Details

Listing No:	530
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	3.69 Acre(s)
Min Acres Available:	1.35 Acre(s)
Max Acres Available:	2.34 Acre(s)
Sale Price:	\$3.00/SF

Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	320
Street:	E US Highway 40

Property Information

Parcel No:	09-2-22-09-20-402-031/09-1-22-09-20-402-007.001
Zoning:	C-3
Property Tax:	\$4,098
Tax Year:	2023
Traffic Count:	7,350
Topography:	Flat

Utility Information

Water Provider:	City of Troy
Water Provider Location:	On Site
Sewer Provider:	City of Troy
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site

Transportation

Interstate:

I-55/I-70/I-270