

## 5.22 Acre Office/Retail Development Site

Vaughn Rd, Wood River, Illinois 62095  
Madison County

**Matt Barriger**

Phone: 618-973-5507

Email: mattb@barbermurphy.com



### Basic Details

Listing No:	3065
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Commercial
Lot Size (Acres):	5.22 Acre(s)
Sale Price:	\$1,500,729
Sale Price Per Acre:	\$287,496

### Address

Country:	US
State:	IL
County:	Madison
City:	Wood River
Zipcode:	62095
Street:	Vaughn
Street Suffix:	Rd

### Property Information

Parcel No:	19-2-08-23-00-000-040
Zoning:	Agricultural
Traffic Count:	10,450
Topography:	Flat

### Land Measurements

Acres:	5.22 Acre(s)
Frontage:	615 ft

### Utility Information

Water Provider:	City of Wood River
Water Provider Location:	On/Adjoining Site
Sewer Provider:	City of Wood River
Sewer Provider Location:	On/Adjoining Site

### Transportation

Interstate:	I-255 (exit 8)
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Location:	
Gas Provider:	Ameren
Gas Provider	On/Adjoining Site
Location:	
Electric Provider:	Ameren
Electric Provider	On/Adjoining Site
Location:	