

12.3 Acre Development Site

2101 Formosa Rd., Troy, Illinois 62294
Madison County

Collin Fischer - CCIM

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Basic Details

Listing No:	2434
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	12.30 Acre(s)
Sale Price:	\$60,000 per Acre

Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	2101
Street:	Formosa
Street Suffix:	Rd.

Property Information

Parcel No:	09-1-22-06-00-000-002/04-401-003
Zoning:	C-3
Zoning By:	City of Troy
TIF:	Yes
Survey:	Yes
Property Tax:	\$1,770
Tax Year:	2020
Traffic Count:	50,000
Topography:	Flat

Land Measurements

Total Acres Available:	12.30 Acre(s)
Min Divisible Acres:	1 Acre(s)
Frontage:	670 ft
Depth:	1,000 ft

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 IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

Transportation

Interstate:	I-55/70, exit 18
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