

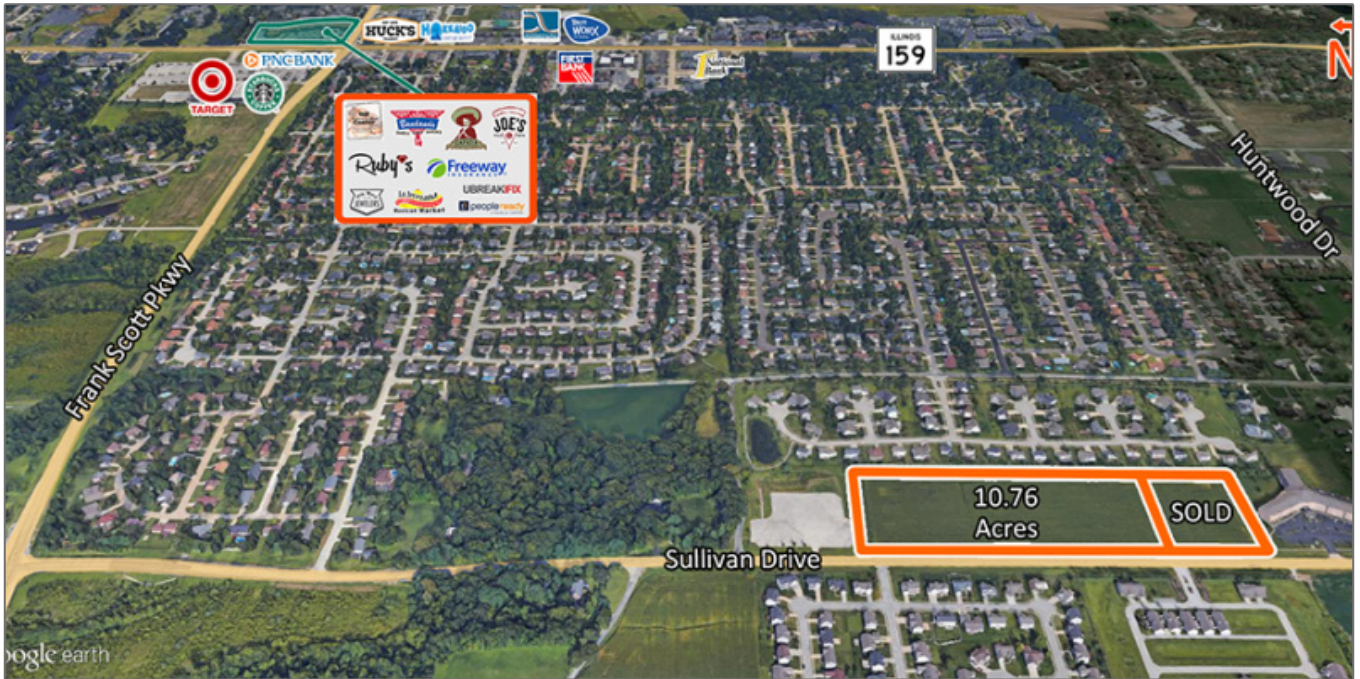
+/- 10 Acre Commercial Development Site

4100 Sullivan Dr., Swansea, Illinois 62226
St. Clair County

Terry Johnson

Phone: 618-977-8367

Email: terryj@barbermurphy.com



Basic Details

Listing No:	1129
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	10.76 Acre(s)
Min Acres Available:	2 Acre(s)
Max Acres Available:	10.76 Acre(s)
Sale Price:	85,000 per Acre

Address

Country:	US
State:	IL
County:	St. Clair
City:	Swansea
Zipcode:	62226
Street Number:	4100
Street:	Sullivan
Street Suffix:	Dr.

Property Information

Parcel No:	08-04.0-312-021
Zoning:	PB
Zoning By:	Swansea
Survey:	Yes
Property Tax:	\$625.36
Tax Year:	2024
Traffic Count:	8,250
Topography:	Level

Land Measurements

Total Acres Available:	10.76 Acre(s)
Min Divisible Acres:	2 Acre(s)
Frontage:	1,070 ft
Depth:	424 ft

Utility Information

Water Provider:	IL American Water
Water Provider Location:	On Site
Sewer Provider:	Swansea
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-64
Airport:	St. Louis MidAmerica