

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

14.25 Acre Commercial Development Site

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IL-162, Maryville, Illinois 62062 Madison County



Basic Details

| Listing No: | 1551 |
|----------------------|-------------------------|
| Sale Or Lease: | For Sale |
| Property Type(s): | Land, Land - Commercial |
| Lot Size (Acres): | 14.25 Acre(s) |
| Min Acres Available: | 2 Acre(s) |
| Max Acres Available: | 14.25 Acre(s) |
| Sale Price: | \$5.44 per SF |

Address

| Country: | US |
|----------|-----------|
| State: | IL |
| County: | Madison |
| City: | Maryville |
| Zipcode: | 62062 |
| Street: | IL-162 |

Property Information

| Parcel No: | 13-1-21-01-00-000-002. More on Brochure. |
|----------------|---|
| Zoning: | B-1 |
| Zoning By: | Maryville |
| TIF: | Yes |
| Property Tax: | \$2,207.82 |
| Tax Year: | 2018 |
| Traffic Count: | 9,450 |
| Topography: | Flat with some drainage on west end |

Land Measurements

| Total Acres Available: | 14.25 Acre(s) |
|---------------------------|---------------|
| Min Divisible Acres: | 2 Acre(s) |
| Frontage: | 1,700 ft |
| Depth: | 360 ft |

Utility Information

| Water Provider: | IL American Water |
|--------------------------------|---|
| Water Provider Service: | 8"-10" |
| Water Provider Location: | 8" across Hwy 162; 10" east of property line |
| Sewer Provider: | Maryville |
| Sewer Provider Service: | 8" |
| Sewer Provider Location: | Rear of Property Line |
| Gas Provider: | Ameren IL |
| Gas Provider Location: | On Site |
| Electric Provider: | Southwest Electric |
| Electric Provider Location: | On Site |

Transportation

Interstate:

I-55/70, I-270

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