

## 40 Acre Interstate Site

Chain of Rocks Road, Edwardsville, Illinois 62025  
Madison County

### Collin Fischer - CCIM

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### Basic Details

Listing No:	1555
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	40 Acre(s)
Sale Price:	\$50,000 per Acre

### Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street:	Chain of Rocks
Street Suffix:	Road

### Property Information

Parcel No:	14-1-15-32-00-000-003
Zoning:	General Commercial
Zoning By:	Glen Carbon
Enterprise Zone:	Yes
Property Tax:	\$1,560.76
Tax Year:	2019
Traffic Count:	78,300
Topography:	Flat

### Land Measurements

Acres:	40 Acre(s)
Frontage:	1,500 ft
Depth:	1,000 ft

### Utility Information

### Transportation

Water Provider:	Glen Carbon
Water Provider Location:	On Site
Sewer Provider:	Glen Carbon
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

Interstate:

At I-270 and IL-157  
Interchange