



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

Development Site with Interstate Visibility

7012 Godfrey Rd, Godfrey, Illinois 62035
Madison County

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Basic Details

| | |
|----------------------|-------------------------|
| Listing No: | 620 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Land, Land - Commercial |
| Lot Size (Acres): | 14.08 Acre(s) |
| Max Acres Available: | 14.08 Acre(s) |
| Sale Price: | \$130,000 per Acre |

Address

| | |
|----------------|---------|
| Country: | US |
| State: | IL |
| County: | Madison |
| City: | Godfrey |
| Zipcode: | 62035 |
| Street Number: | 7012 |
| Street: | Godfrey |
| Street Suffix: | Rd |

Property Information

| | |
|------------------|-------------------------------------|
| Parcel No: | 24-1-01-15-02-201-007.00 4; etc. |
| Zoning: | B-4 |
| Zoning By: | Village of Godfrey |
| TIF: | Yes |
| Enterprise Zone: | Yes |
| Survey: | Yes |
| Property Tax: | \$4,626 |
| Tax Year: | 2017 |
| Traffic Count: | 10,400 |
| Topography: | Level/Slight Slope |

Land Measurements

| | |
|------------------------|---------------|
| Total Acres Available: | 14.08 Acre(s) |
| Acres: | 14.08 Acre(s) |
| Frontage: | 1,700 ft |
| Depth: | 1,000 ft |

Utility Information

| | |
|-----------------------------|--------------------|
| Water Provider: | Village of Godfrey |
| Water Provider Service: | 12" Main |
| Water Provider Location: | At Property Line |
| Sewer Provider: | Village of Godfrey |
| Sewer Provider Service: | 10" Main |
| Sewer Provider Location: | Extendable |
| Gas Provider: | Ameren IL |
| Gas Provider Location: | Extendable |
| Electric Provider: | Ameren IL |
| Electric Provider Location: | At Property Line |

Transportation

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|-------------|-------|
| Interstate: | I-255 |
|-------------|-------|