

## 14 Acre 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:	\$347.28
Tax Year:	2024

### Land Measurements

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

Traffic Count:	11,000
Topography:	Level/Slight Slope

### 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 II
Electric Provider Location:	At Property Line

### Transportation

Interstate:	I-255
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