

7+ Acre Multi-Use Commercial Development Site

Morgan Ave, Marion, Illinois 62959
Williamson County

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Basic Details

Listing No:	2074
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	7.46 Acre(s)
Min Acres Available:	1.11 Acre(s)
Max Acres Available:	7.46 Acre(s)
Sale Price:	\$8.92 per SF

Address

Country:	US
State:	IL
County:	Williamson
City:	Marion
Zipcode:	62959
Street:	Morgan Ave

Property Information

Parcel No:	06-14-100-003
Zoning:	Business
Zoning By:	City of Marion
TIF:	Yes
Survey:	Yes
Environmental:	Yes
Property Tax:	\$17,627
Tax Year:	2023
Traffic Count:	41,300
Topography:	Flat

Land Measurements

Total Acres Available:	7.46 Acre(s)
Min Divisible Acres:	1.11 Acre(s)
Acres:	7.46 Acre(s)
Frontage:	346 ft
Depth:	755 ft

Utility Information

Water Provider:	City of Marion
Water Provider Location:	Along Morgan Ave
Sewer Provider:	City of Marion
Sewer Provider Location:	West of Property Border
Gas Provider:	Ameren IL
Gas Provider Location:	Along Morgan Ave
Electric Provider:	Ameren IL
Electric Provider Location:	Substation adjoins Site

Transportation

Interstate:	I-57; Exit 54 (along exit ramp)
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