

## 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) |
|-------------|---------------------------------|