

96 Acre Development Site / I-255 Visibility

I-255 at McDonough Lake Road, Collinsville, Illinois 62234
Madison County

Wayne Barber, Jr. - SIOR

Phone: 618-593-4000

Email: wayne@barbermurphy.com



Basic Details

| | |
|----------------------|-------------------------|
| Listing No: | 311 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Land, Land - Commercial |
| Lot Size (Acres): | 96 Acre(s) |
| Min Acres Available: | 96 Acre(s) |
| Max Acres Available: | 96 Acre(s) |
| Sale Price: | \$25,000 per Acre |

Address

| | |
|----------------|-------------------------|
| Country: | US |
| State: | IL |
| County: | Madison |
| City: | Collinsville |
| Zipcode: | 62234 |
| Street: | I-255 at McDonough Lake |
| Street Suffix: | Road |

Property Information

| | |
|----------------|---|
| Parcel No: | 13-1-21-19-00-000-006; 13-1-21-20-00-000-001/00 2 |
| Zoning: | R1 |
| Zoning By: | Collinsville |
| Property Tax: | \$1,711 |
| Tax Year: | 2020 |
| Traffic Count: | 48,800 |
| Topography: | Flat, Tillable |

Land Measurements

| | |
|------------------------|------------|
| Total Acres Available: | 96 Acre(s) |
| Min Divisible Acres: | 96 Acre(s) |
| Acres: | 96 Acre(s) |
| Frontage: | 1,200 ft |
| Depth: | 3,500 ft |

Utility Information

Transportation

| | |
|--------------------------|-----------------|
| Water Provider: | Collinsville |
| Water Provider Location: | 1129 McDonough |
| Sewer Provider: | Collinsville |
| Sewer Provider Location: | 1129 McDonough |
| Gas Provider: | Ameren Illinois |
| Electric Provider: | Ameren Illinois |

Interstate:

I-255, Exit 26