

## 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