

3.0 Acre Development Site - Pad Ready

204-206 North Bluff Rd, Collinsville, Illinois 62234
Madison County

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Basic Details

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|----------------------|-------------------------|
| Listing No: | 2111 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Land, Land - Commercial |
| Lot Size (Acres): | 3 Acre(s) |
| Min Acres Available: | 1 Acre(s) |
| Max Acres Available: | 3 Acre(s) |
| Sale Price: | \$398,000 |

Address

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|----------------|--------------|
| Country: | US |
| State: | IL |
| County: | Madison |
| City: | Collinsville |
| Zipcode: | 62234 |
| Street Number: | 204-206 |
| Street: | North Bluff |
| Street Suffix: | Rd |

Property Information

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|----------------|---|
| Parcel No: | 13-2-21-32-06-103-013, 13-2-21-32-07-002-001 |
| Zoning: | B-3 |
| Zoning By: | City of Collinsville |
| TIF: | Yes |
| Property Tax: | \$3,836 |
| Tax Year: | 2018 |
| Traffic Count: | 18,400 |
| Topography: | Flat to Hilly |

Land Measurements

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|------------------------|-----------|
| Total Acres Available: | 3 Acre(s) |
| Min Divisible Acres: | 1 Acre(s) |
| Frontage: | 458 ft |

Utility Information

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|-----------------------------|----------------------|
| Water Provider: | City of Collinsville |
| Water Provider Location: | On Site |
| Sewer Provider: | City of Collinsville |
| Sewer Provider Location: | On Site |
| Gas Provider: | Ameren IL |
| Gas Provider Location: | On Site |
| Electric Provider: | Ameren IL |
| Electric Provider Location: | On Site |

Transportation

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|-------------|--------------------------|
| Interstate: | I-55/70 (exit 11), I-255 |
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