

# BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## 3.0 Acre Development Site - Pad Ready

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

**Collin Fischer - CCIM**

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### Basic Details

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

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

### Property Information

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

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

## Utility Information

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

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