Zoned Agricultural Land for Sale – 23.4 Acres

7300 St. Clair Ave. East St. Louis, IL 62203



- Zoned Agricultural
- Located in Unincorporated St. Clair County
- 2 Miles from the I-64/I-57 Intersection

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com Steve Zuber – SIOR, CCIM C: 314.409.7283 Steve@barbermurphy.com

Sale Price: \$225,000 (\$9,615/Acre - \$0.22/SF)



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigati

Area Map

23.4 ACRES BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

25

Zoned Agricultural



64

St. Clair Ave

157

BARBERMURPHY COMMERCIAL REAL ESTATE SOLUTIONS

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Listing No:	2174	Total Acres
Land		Min Divisible
		LAND MEAS
Agriculture		Acres:
-		Frontage:
Highway 50 7300 St. Clair Avenue		Depth:
East St. Louis, IL 62203		Subdivide Site

|--|

For Sale:	Yes
Sale Price:	\$225,000
Sale Price/Acre:	\$9,615
Sale Price/SF:	\$0.22

LEASE INFORMATION:	
For Lease:	No
Lease Rate:	
Lease Term:	

Comments

22.9 Tillable Acres & .5 Wooded Acres Zoned Agricultural Located in Unincorporated St. Clair County 2 Miles from Intersection of II-64 and Hwy 157

otal Acres Available:	23.40
Iin Divisible Acres:	23.40

LAND MEASUREMENTS:	
Acres:	23.40
Frontage:	840 FT
Depth:	1,125 FT
Subdivide Site:	No

TRANSPO	RTATION :
Interstate:	2 Miles to I-64
Rail:	N/A
Barge:	N/A
Airport:	11 Miles to St. Louis Downtown Airport



2230305001 & 002 & 003	TIF:	No	Property Tax:	\$1,250.64
St. Clair	Enterprise Zone:	No	Tax Year:	2018
Agricultural	Survey:	No		
St. Clair County	Environmental:	No	Traffic Count:	12,000
,	Archaeological:	No	Topography:	Flat
	it. Clair gricultural it. Clair County	Enterprise Zone: gricultural	Interprise Zone:NoAgriculturalSurvey:NoInterprise Zone:NoInterprise Zone:No<	Interprise Zone:NoTax Year:Interprise Zone:NoTax Year:Interprise Zone:NoNoInterprise Zone:NoInterprise Zone:NoInt

UTILITY INFORMATION			
Water Provider:	Illinois American Water	Service:	Location:
Sewer Provider:	Metro East Sanitary	Service:	Location:
Gas Provider:	Ameren IL	Service:	Location:
Electric Provider:	Ameren IL	Service:	Location:
Telecom Provider:		Service:	Location:

Listing Broker(s)

Steve Zuber SIOR, CCIM Office: (618) 277-4400 steve@barbermurphy.com Cell: (314) 409-7283

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