

# LAND FOR SALE

2621 S State Route 157, Edwardsville, IL 62025



**BARBERMURPHY**  
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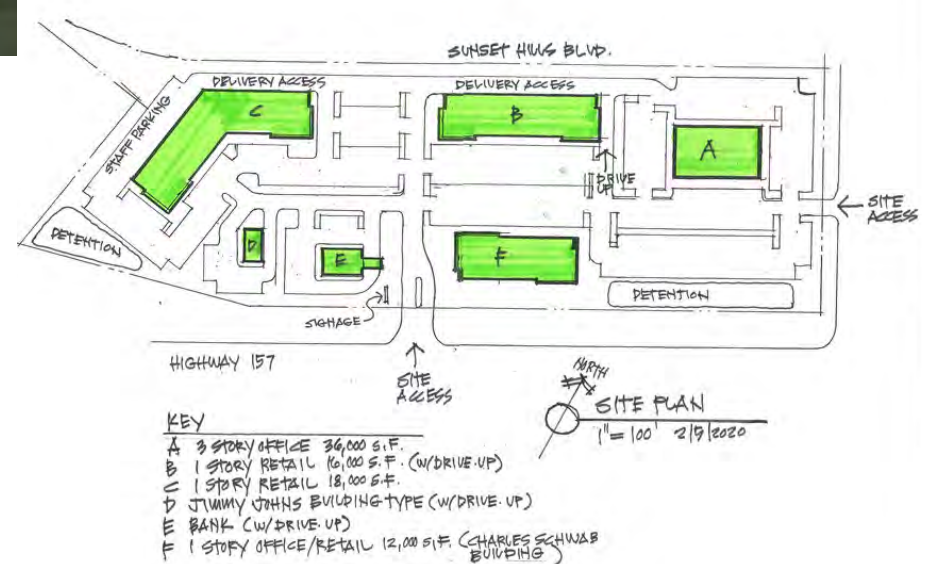
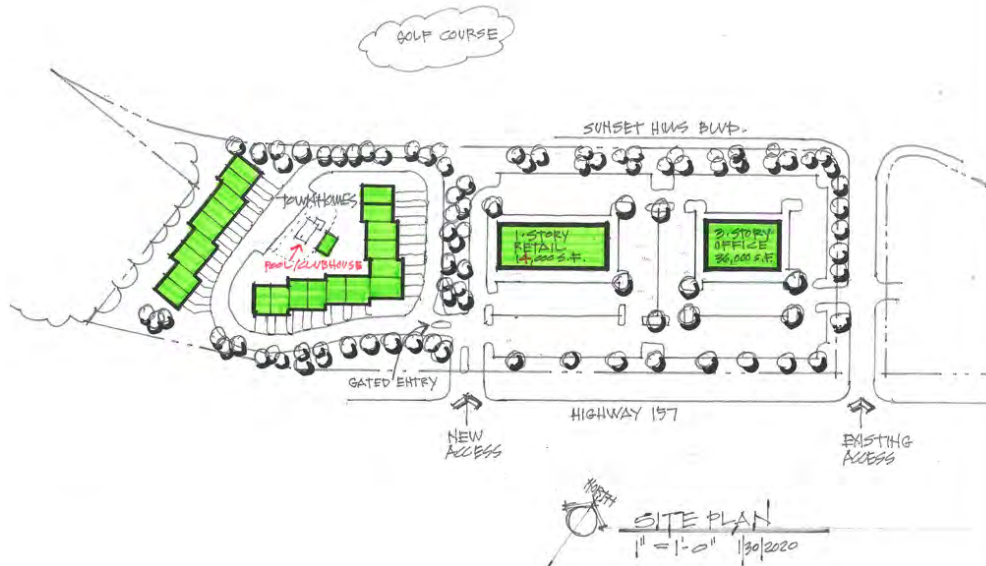
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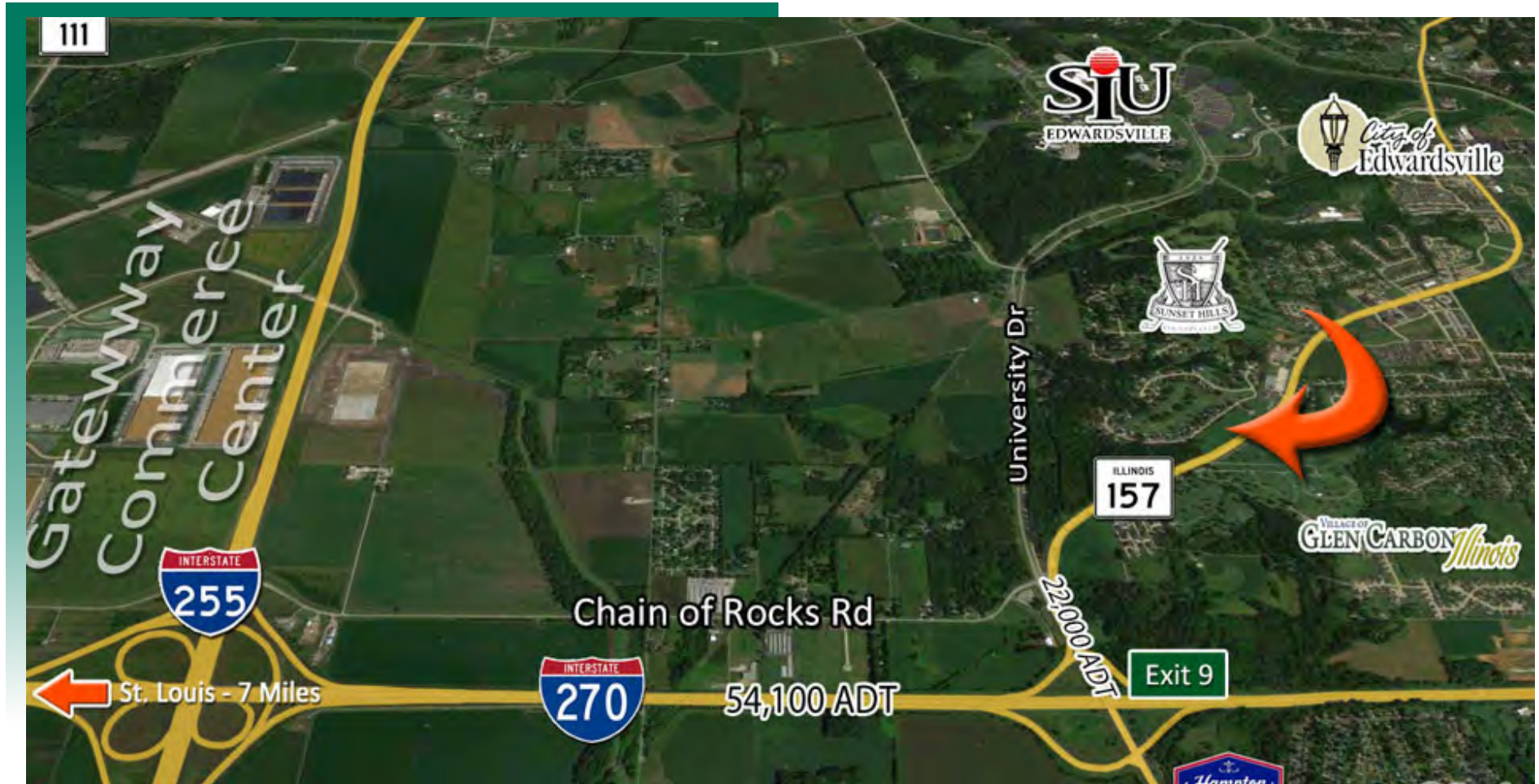
# SURVEY & SITE MAP

2621 S State Route 157, Edwardsville, IL 62025



## AREA MAP

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### LOCATION OVERVIEW

Located on IL Route 157 adjacent Sunset Hills Golf Course. High visibility, heavily trafficked location. Minutes from I-270 (exit 9)

# LAND PROPERTY SUMMARY

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#2229

## SALE INFORMATION:

Sale Price: -  
Sale Price/Acre: -  
Sale Price/SF: \$8.95

## LAND MEASUREMENTS:

Acres: 9.15 AC  
Total Acres Available: 9.15 AC  
Min Divisible Available: 1.50 AC  
Frontage: 1,200 FT  
Depth: 390 FT  
Subdivide Site: Yes

## PROPERTY INFORMATION:

Parcel No: 14-1-15-28-00-000-002  
County: Madison  
Zoning: B-2 Commercial  
Prior Use: -  
Traffic Count: 15,800  
TIF: -  
Enterprise Zone: No  
Foreign Trade Zone: Yes  
Survey: Yes  
Environmental: Yes  
Archaeological: Yes  
Property Tax: \$883  
Tax Year:  
Topography: Level



## UTILITY INFORMATION:

Water Provider: Edwardsville  
Location: Rear of Property  
Sewer Provider: Edwardsville  
Location: Rear of Property  
Gas Provider: Ameren IL  
Location: Rt 157 Frontage  
Electric Provider: Ameren IL  
Location: Rt 157 Frontage  
Telecom Provider:  
Location:

## TRANSPORTATION:

Interstate: I-270 & I-255  
Rail: N/A  
Barge: N/A  
Airport: N/A

## COMMENTS:

Level site than can easily be subdivided for the right user. BTS possible for long term tenant. Archeological and environmental reports are clean.



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