

9.5 ACRE PRIME COMMERCIAL SITE FOR SALE

2621 S State Route 157, Edwardsville, IL 62025



SALE PRICE: \$8.95/SF

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Terry Johnson
Broker Associate
Office: (618) 277-4400 (Ext. 24)
Cell: (618) 977-8367
terryj@barbermurphy.com

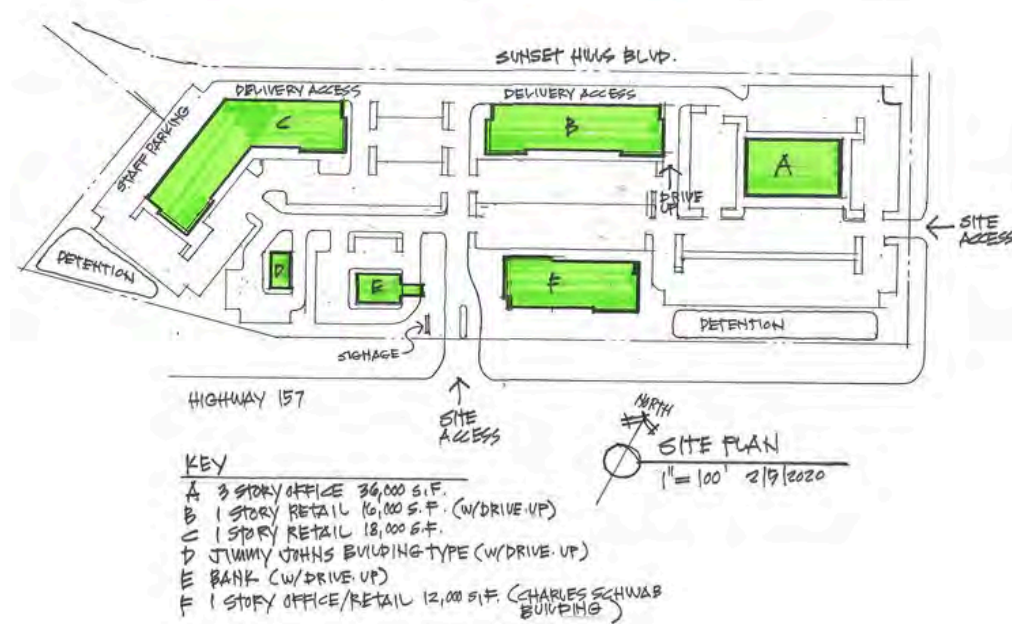
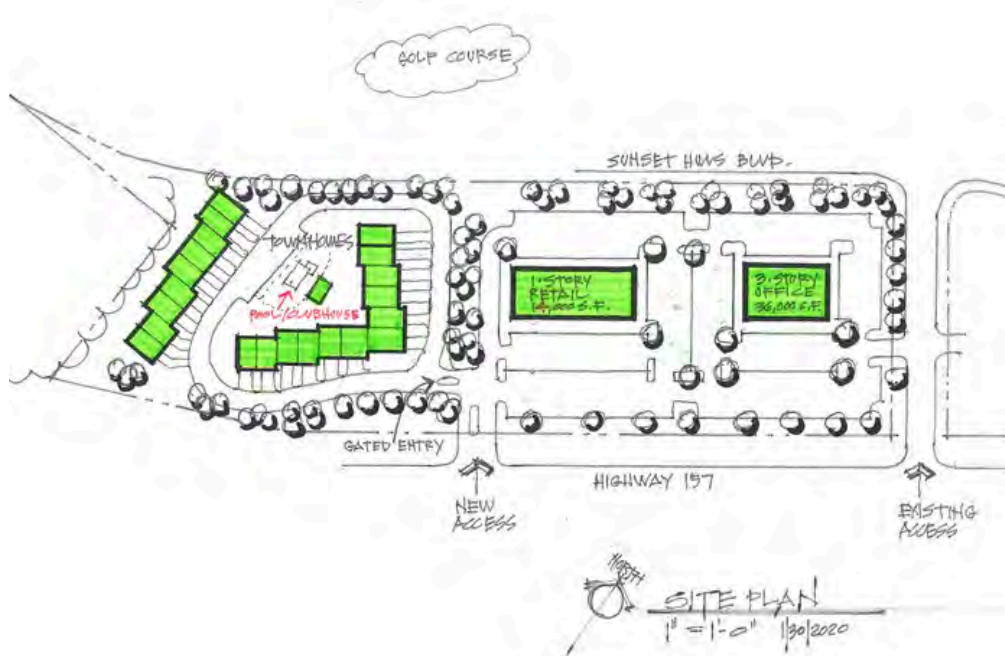
Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com



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 investigation.

SURVEY & SITE MAP

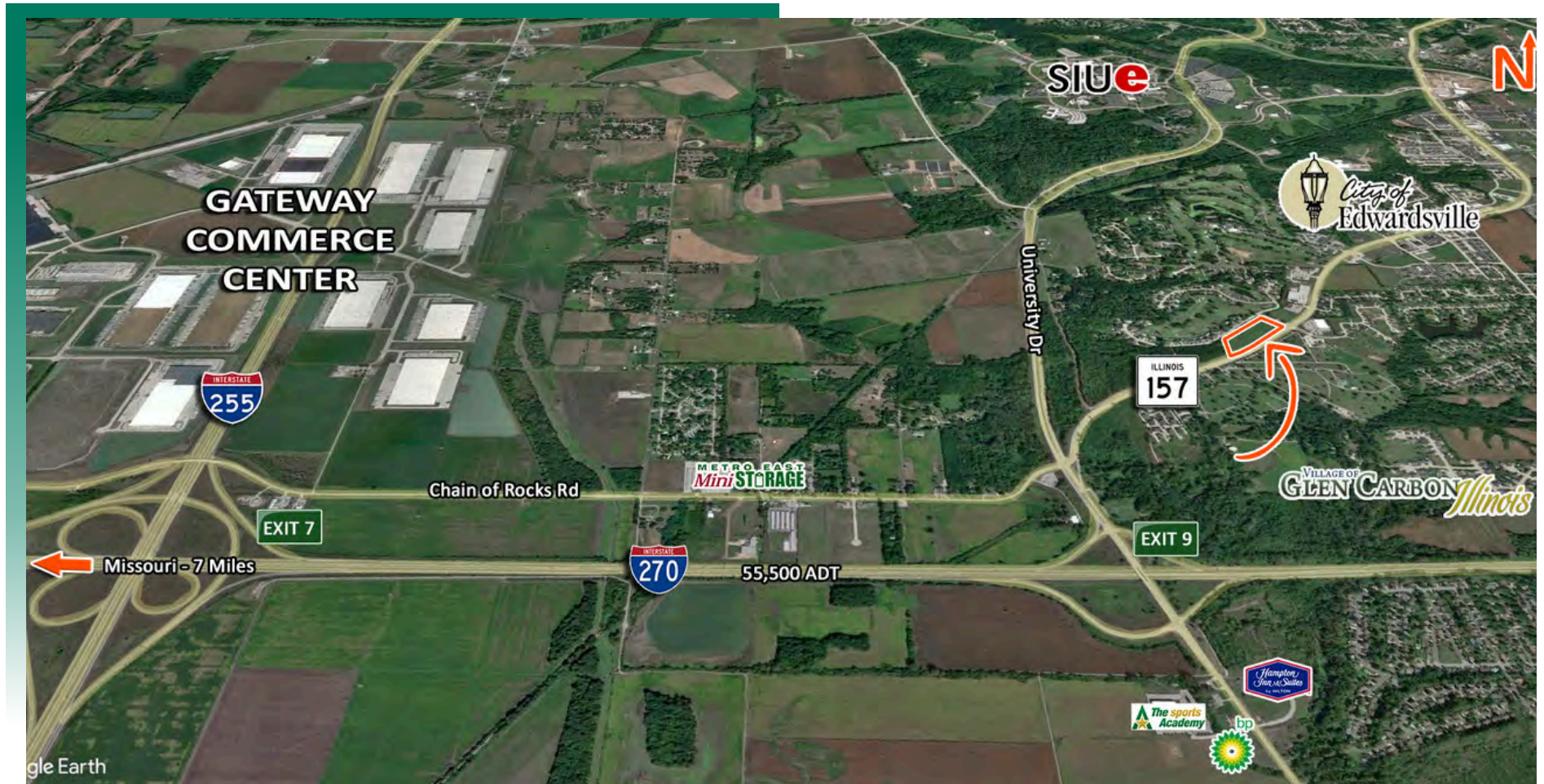
2621 S State Route 157, Edwardsville, IL 62025



- KEY
- A 3 STORY OFFICE 36,000 S.F.
 - B 1 STORY RETAIL 10,000 S.F. (W/DRIVE-UP)
 - C 1 STORY RETAIL 18,000 S.F.
 - D JIMMY JOHN'S BUILDING-TYPE (W/DRIVE-UP)
 - E BANK (W/DRIVE-UP)
 - F 1 STORY OFFICE/RETAIL 12,000 S.F. (CHARLES SCHWAB BUILDING)

AREA MAP

2621 S State Route 157, Edwardsville, IL 62025



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

2621 S STATE RTE 157

LISTING # 2229

LOCATION DETAILS:

Parcel #: 14-1-15-28-00-000-002
County: IL - Madison
Zoning: B-2 Commercial - Edwardsville

PROPERTY OVERVIEW:

Lot Size: 9.50 Acres
Min Divisible Acres: 1
Max Contig Acres: 9.5
Frontage: 1,200'
Depth: 390'
Topography: Level
Archeological: Yes
Environmental: Yes
Survey: Yes

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-270 & I-255

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 15,800
Taxes: \$883.00
Tax Year: 2022



SALE INFORMATION:

\$/SF (Land): \$8.95

UTILITY INFO:

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

PROPERTY DESCRIPTION:

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

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

TERRY JOHNSON
Broker Associate
O: (618) 277-4400
C: (618) 977-8367
terryj@barbermurphy.com

COLLIN FISCHER, CCIM, SIOR
Designated Managing Broker
O: (618) 277-4400
C: (618) 420-2376
collinf@barbermurphy.com