

# Sunset Park Plaza 1.88 Acre Development Site

South State Route 157, Glen Carbon, IL 62034



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# AREA MAP

South State Route 157, Glen Carbon, IL 62034



## LOCATION OVERVIEW

Great office or retail development site with great visibility and 129' of frontage. 1 commercial lot remains in Sunset Park Plaza. Join Edley's BBQ and Brightly Senior Living. Located less than 5 minutes from I-270.

# LAND PROPERTY SUMMARY

2388 SOUTH STATE ROUTE 157

**LISTING #** 2230

## LOCATION DETAILS:

**Parcel #:** 14-2-15-28-00-000-023  
**County:** IL - Madison  
**Zoning:** Commercial

## PROPERTY OVERVIEW:

**Lot Size:** 1.88 Acres  
**Min Divisible Acres:** 1.88  
**Frontage:** 160  
**Depth:** 350  
**Topography:** Flat  
**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

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 16,400  
**Taxes:** \$82.00  
**Tax Year:** 2024



## SALE INFORMATION:

**\$/SF (Land):** 11.00

## UTILITY INFO:

**Water Provider:** Village of Glen Carbon  
**Water Location:** along 157 frontage  
**Sewer Provider:** Village of Glen Carbon  
**Sewer Location:** along rear of property  
**Gas Provider:** Ameren IL  
**Gas Location:** -  
**Electric Provider:** Ameren IL  
**Electric Location:** On Site

## PROPERTY DESCRIPTION:

Great office or retail development site with great visibility and frontage. 1 commercial lot remains in Sunset Park Plaza. Join Edley's BBQ and Brightly Senior Living.