

Commercial Development Site

Edwardsville Rd., Troy, IL 62294



- 10+ Acre Site – Seller May Divide
- Adjacent to 2 Travel Centers
- Zoned Hwy Commercial
- Nearly 400' of Frontage
- ADT of 15,000+

Sale Price: \$575,000

BARBERMURPHY

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Demographics

BARBERMURPHY

	10 Min	20 Min	30 Min
Population	27,652	184,785	740,118
HH Income	\$78,593	\$59,430	\$47,401

Listing No: 2247

Land

10.8 Acre Development Site
Highway 162, Edwardsville Rd.
Troy, IL 62294

SALE INFORMATION:

For Sale: Yes
Sale Price: \$575,000
Sale Price/Acre: \$53,240
Sale Price/SF: \$1.22

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

10.8 AC development site adjacent to intersection of I-55 and Hwy 162 (Edwardsville Rd) in Troy, IL.

Total Acres Available: 10.80
Min Divisible Acres: Negotiable

LAND MEASUREMENTS:

Acres: 10.80
Frontage: 387 FT
Depth: 1,200 FT

Subdivide Site: Possible

TRANSPORTATION :

Interstate: I-55/70
Rail:
Barge:
Airport:

PROPERTY INFORMATION:

Parcel No: 09-1-22-05-00-000-012.001	TIF: No	Property Tax: \$434.96
County: Madison	Enterprise Zone: No	Tax Year: 2019
Zoning: C-3 Highway Commercial	Survey: No	
Zoning By: Troy	Environmental: No	Traffic Count: 15,300
Complex:	Archaeological: No	Topography: level

UTILITY INFORMATION

Water Provider: City	Service: 12" Main	Location: On Site
Sewer Provider: City	Service: 10" Gravity, 8" Forced Main	Location: On Site
Gas Provider: Ameren	Service: 4" Main- 5 psi	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

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