

8.2 ACRE COMMERCIAL/AGRICULTURAL SITE - TIF AVAILABLE

South Madison St., Lebanon, IL 62254



SALE PRICE: \$246,000 (\$30,000/Acre)

BARBERMURPHY

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

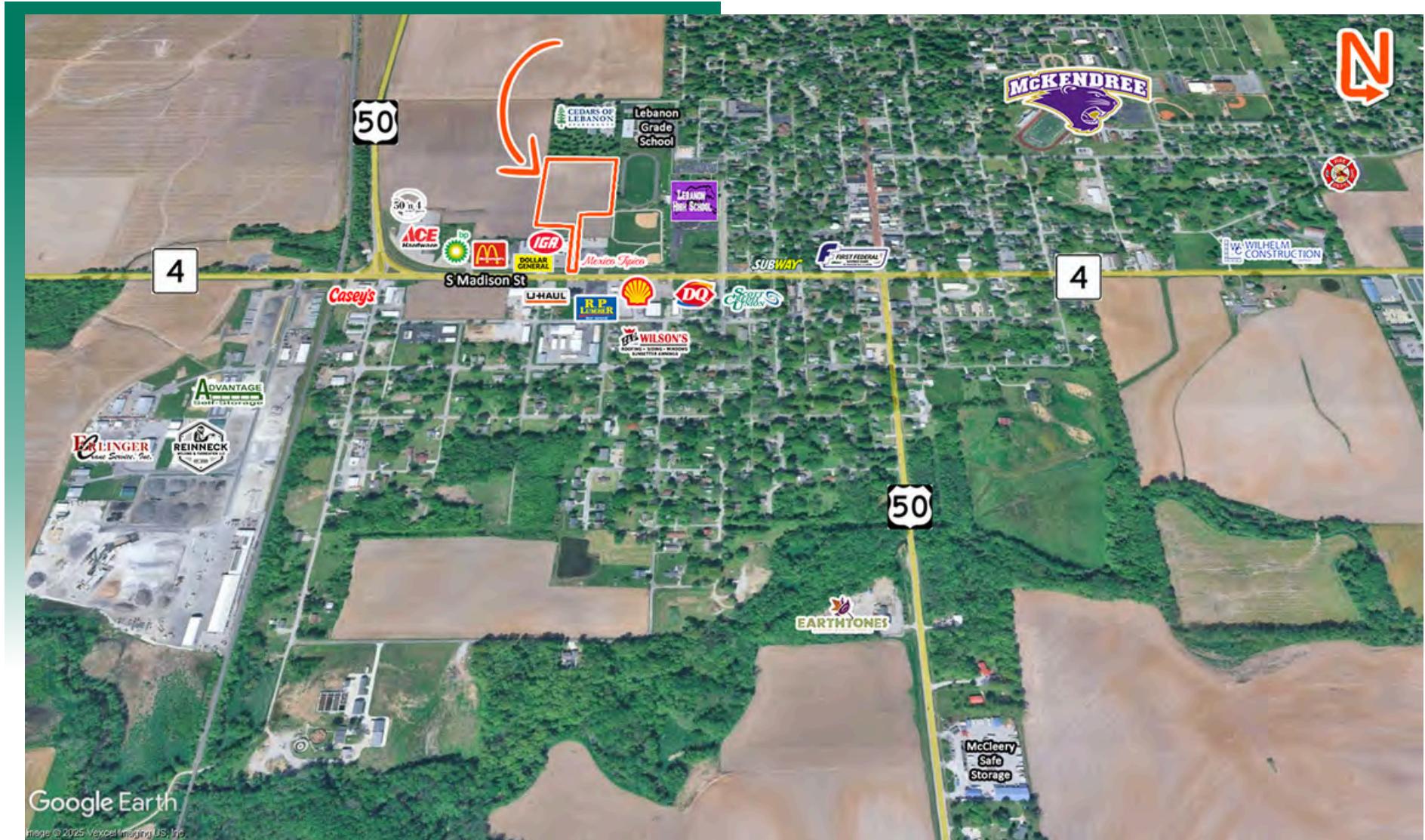
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

South Madison St., Lebanon, IL 62254



LOCATION OVERVIEW

The site is located near the intersection of Highway 50 and Route 4. Minutes away from I-64, MidAmerica Airport and Scott AFB.

LAND PROPERTY SUMMARY

SOUTH MADISON ST

LISTING # 2300

LOCATION DETAILS:

Parcel #: 05-19.0-337-026 and 027
County: IL - St. Clair
Zoning: Commercial/AG - Lebanon



PROPERTY OVERVIEW:

Lot Size: 8.20 Acres
Min Divisible Acres: 8.2
Max Contig Acres: 8.2
Frontage: 80
Depth: 1106
Topography: Level
Archeological: No
Environmental: No
Survey: No

SALE INFORMATION:

Sale Price: \$246,000
Price / Acre: \$30,000
\$/SF (Land): \$0.69

UTILITY INFO:

Water Provider: City of Lebanon
Water Location: Adjacent to Property
Sewer Provider: City of Lebanon
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

Property Description

8.2 acres with 80 feet of frontage on Rte 4. A portion is zoned commercial, property is in the Lebanon TIF District 1. Existing drive on to Rte 4. Possible multi-family, storage units or retail. Seller will consider dividing or build to suit.

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-270

DEMOGRAPHICS

Traffic Count: 15,100

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