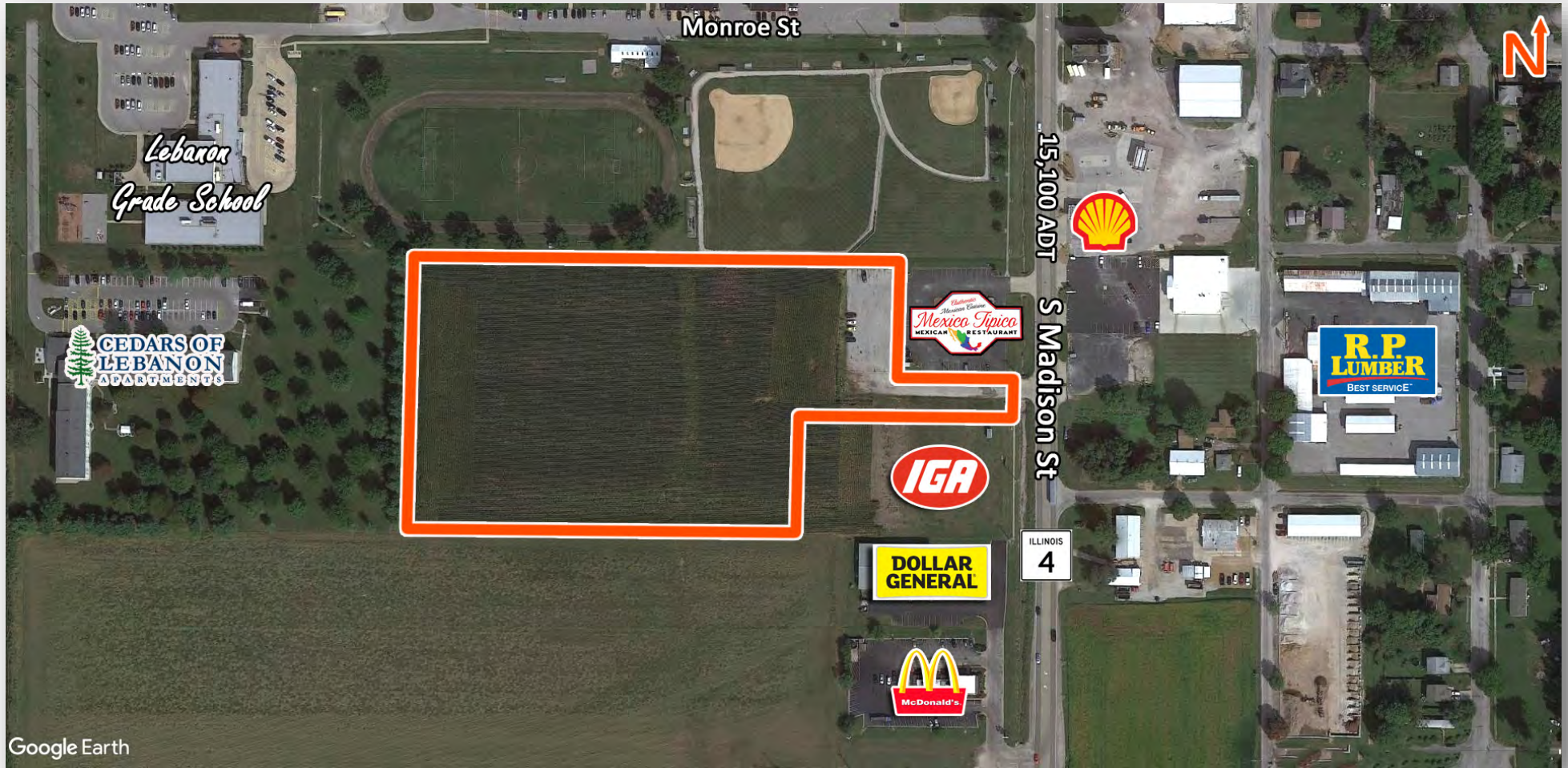


9.39 Acres in Lebanon, IL along Route 4 Commercial/Agricultural – TIF Available

South Madison St., Lebanon, IL 62254



BARBERMURPHY

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Property Summary

9+ Acre Development Site

Located in Lebanon TIF

Potential for Storage, Multi-Family, Retail Development

Possible Build to Suit

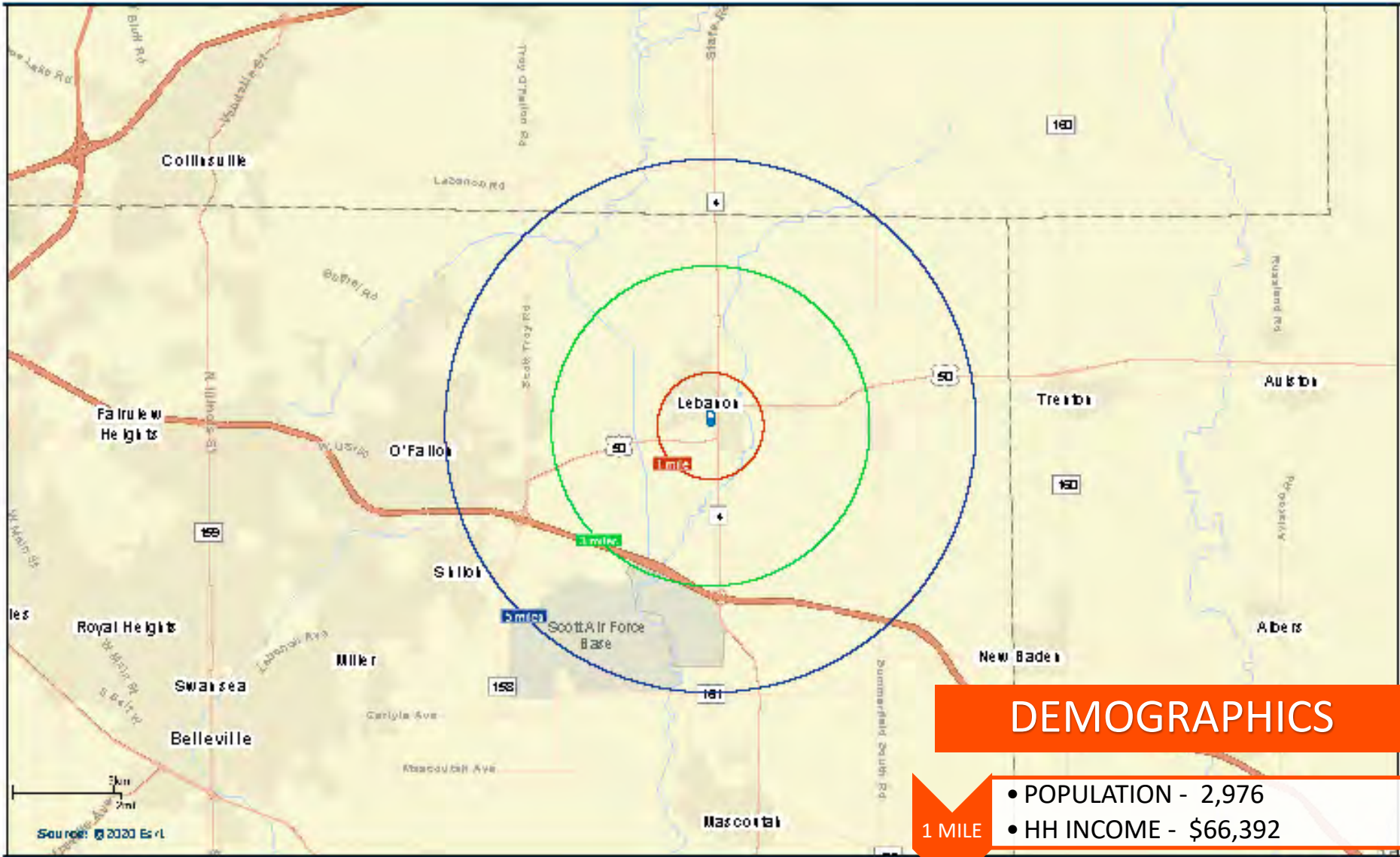
Seller will consider dividing

SALE PRICE: \$281,700 (\$30,000/Acre)

AERIAL VIEW



RADIUS MAP



DEMOGRAPHICS

1 MILE

- POPULATION - 2,976
- HH INCOME - \$66,392

3 MILES

- POPULATION - 5,093
- HH INCOME - \$68,428

5 MILES

- POPULATION - 14,482
- HH INCOME - \$80,005

Listing No: 2300

Land

South Madison Street
Lebanon, IL 62254

Total Acres Available: 9.39
Min Divisible Acres: Negotiable

LAND MEASUREMENTS:

Acres: 9.39
Frontage: 80 FT
Depth: 1,106 FT

Subdivide Site: Negotiable

TRANSPORTATION :

Interstate: I-270
Rail: No
Barge: No
Airport:

SALE INFORMATION:

For Sale: Yes
Sale Price: \$281,700
Sale Price/Acre: \$30,000
Sale Price/SF:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

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

PROPERTY INFORMATION:

Parcel No: 05-19.0-337-023, 026, 027	TIF: Yes	Property Tax: \$2,617.00
County: St. Clair	Enterprise Zone: No	Tax Year: 2019
Zoning: Commercial/AG	Survey: No	
Zoning By: Lebanon	Environmental: No	Traffic Count: 15,100
Complex:	Archaeological: No	Topography: Level

UTILITY INFORMATION

Water Provider: City of Lebanon	Service:	Location: Adjacent to Property
Sewer Provider: City of Lebanon	Service:	Location: On Site
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider: AT&T	Service:	Location: On Site

Listing Broker(s)

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