

2.24 Acre Development Site

6532 IL Route 162, Maryville, IL 62062



BARBERMURPHY

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Property Summary

2.24 Acres located near the Intersection of Route 159 & Route 162
235' of Frontage on IL Route 162

Water, Gas and Electric at Site, Sewer (village anticipates the sewer to be in place sometime in 2021)

Only 1.3 Miles to I-270 and 2.5 Miles to I-55/70

Located in a TIF District

SALE PRICE: \$599,000

AREA MAP



DEMOGRAPHICS

- 3 MILES

 - POPULATION - 30,840
 - HH INCOME - \$82,031
- 5 MILES

 - POPULATION - 75,692
 - HH INCOME - \$75,213
- 10 MILES

 - POPULATION - 173,654
 - HH INCOME - \$67,412

Listing No: 2328

Land

6532 State Rte 162
6532 State Route 162
Maryville, IL 62062

Total Acres Available: 2.24

Min Divisible Acres: 2.24

LAND MEASUREMENTS:

Acres: 2.24

Frontage: 235 FT

Depth: 418 FT

Subdivide Site: No

TRANSPORTATION :

Interstate: I-270, I-55/70

Rail: No

Barge: No

Airport:

SALE INFORMATION:

For Sale: Yes
Sale Price: \$599,000
Sale Price/Acre: \$267,410
Sale Price/SF: \$6.14

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

2.24 Acres locate near Hwy 159 and 162. water, gas and electric at site, sewer to be in place by 2021 according to the village. good access to I-55/70 and I-270. located in a TIF.

PROPERTY INFORMATION:

Parcel No: 13-1-21-02-03-301-010
County: Madison
Zoning: B-1
Zoning By: Maryville
Complex:

TIF: Yes
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$1,296.00
Tax Year: 2019
Traffic Count: 7,700
Topography: Level / Sloping

UTILITY INFORMATION

Water Provider: Maryville
Sewer Provider:
Gas Provider: Ameren IL
Electric Provider: SW Electric
Telecom Provider:

Service: Location: On Site
Service: Location: Coming in 2021
Service: Location: On Site
Service: Location: On Site

Listing Broker(s)

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