

Fully Developed Lots for Sale

U.S. Hwy 40 & Commerce Ln., Highland, IL 62249



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TERRA PROPERTIES

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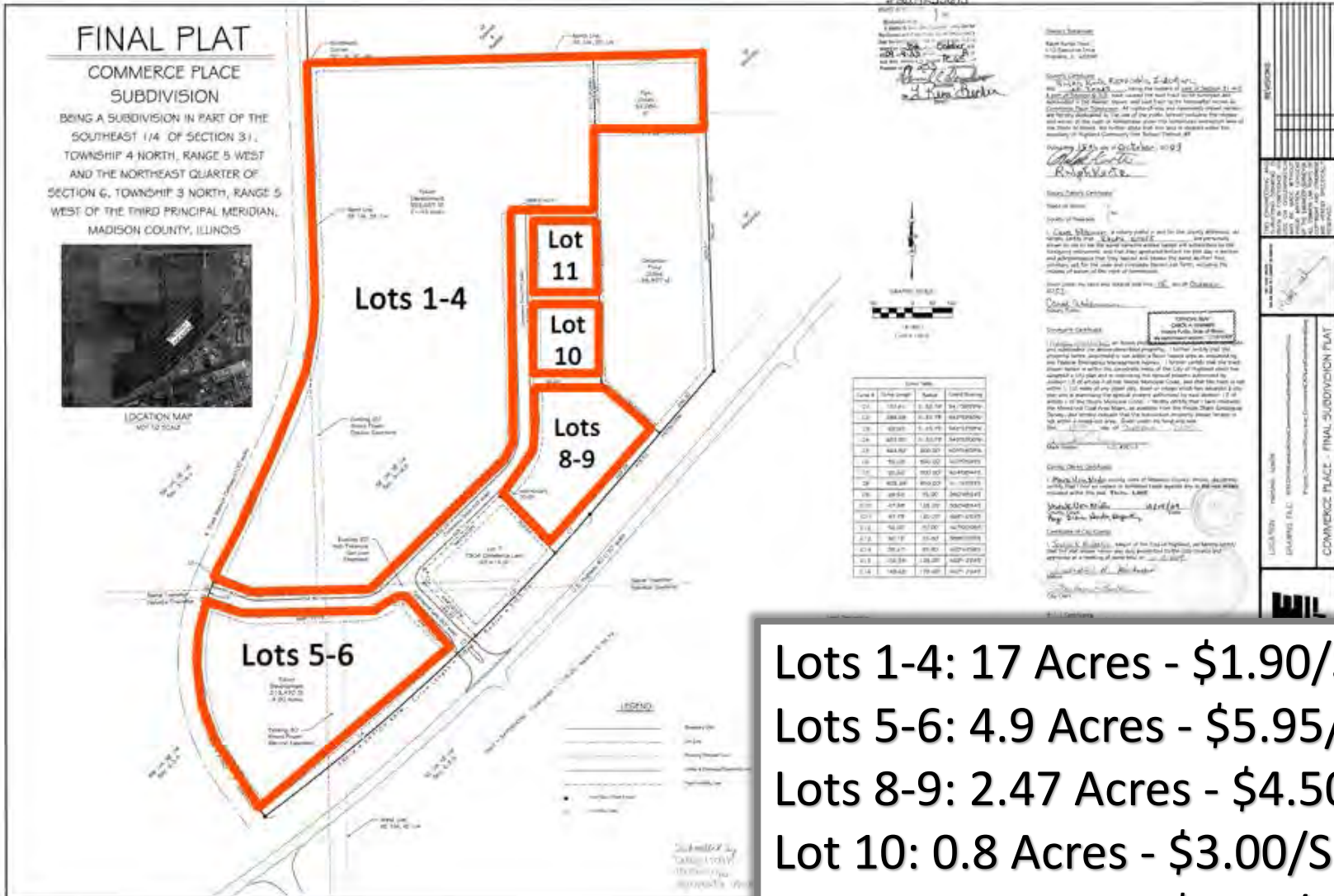


Property Summary

Shovel Ready Sites with underground utilities, roads and water detention. Sites range from 0.8 – 17 Acres. Commerce Place is located 1.5 miles from St. Joseph's Hospital and 5.5 miles from I-70. Build-to-Suit & Leaseback Options available. Potential uses include: Office – Flex/Warehousing/Distribution, Retail and Service Center.

SALE PRICE: \$1.90 - \$5.95 per SF

PLAT MAP



Lots 1-4: 17 Acres - \$1.90/SF
Lots 5-6: 4.9 Acres - \$5.95/SF
Lots 8-9: 2.47 Acres - \$4.50/SF
Lot 10: 0.8 Acres - \$3.00/SF
Lot 11: 0.8 Acres - \$3.00/SF

Listing No: 2393

Land

U.S. Highway 40 & Commerce Lane
Highland, IL 62249

Total Acres Available: 25.97

Min Divisible Acres: 0.80

LAND MEASUREMENTS:

Acres: 25.97

Frontage: 1,125 FT

Depth: 1,945 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-70

Rail:

Barge:

Airport:

SALE INFORMATION:

For Sale: Yes

Sale Price:

Sale Price/Acre:

Sale Price/SF: \$1.90 - \$5.95

LEASE INFORMATION:

For Lease: No

Lease Rate:

Lease Term:

Comments

Lots range from 0.8 Ac - 21.43 Ac (11 lots available in total). Built-to-suit & leaseback options available. Located in Tax Increment Finance (TIF) District. 5.5 miles to Interstate 70. Fiber Optic Cable at site. Parcel #'s: 01-1-24-06-00-000-004.001; 02-1-18-31-00-000-018 & 02-2-18-31-00-000-049; 02-1-18-31-00-000-017.001; 02-1-18-31-00-000-018.006/007

PROPERTY INFORMATION:

Parcel No: 01-1-24-06-00-000-004.001; ...

County: Madison

Zoning: Industrial District

Zoning By: City of Highland

Complex:

TIF: Yes

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

Property Tax: \$2,347.16

Tax Year: 2019

Traffic Count: 5,250

Topography: Mostly Flat

UTILITY INFORMATION

Water Provider: Highland

Sewer Provider: Highland

Gas Provider: Ameren IL

Electric Provider: Highland

Telecom Provider:

Service: Location: On Site

Service: Location: On Site

Service: Location: On Site

Service: Location: On Site

Service: Location:

Listing Broker(s)

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