

# 1.21 Acre Development Site

Southwoods Dr., Columbia, IL 62236



1.21 ACRES

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## PROPERTY SUMMARY

1.21 Acre Site with visibility from IL Route 3 with 26,700 ADT. One of the few available sites with C3 zoning along IL Route 3 in Columbia. Additional adjacent ground is available. Concept Plans and Surveys are available.

**Sale Price: 279,000**

**Listing No:** 693

**Land**

**Commercial Zoning**

Lot 2 Southwoods  
Southwoods Drive  
Columbia, IL 62236

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$279,000  
**Sale Price/Acre:** \$230,578  
**Sale Price/SF:** \$5.29

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

One of the few available sites with C3 zoning along Rte 3 in Columbia. Great highway visibility. Additional adjacent ground is available.  
26,700 CPD  
Concept Plans and surveys are available

**Total Acres Available:** 1.21

**Min Divisible Acres:** 1.21

**LAND MEASUREMENTS:**

**Acres:** 1.21  
**Frontage:** 238 FT  
**Depth:** 271 FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** I-255  
**Rail:** N/A  
**Barge:** N/A  
**Airport:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 04-22-165-008-000	<b>TIF:</b> No	<b>Property Tax:</b> \$3,977.00
<b>County:</b> Monroe	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2019
<b>Zoning:</b> CC3	<b>Survey:</b> Yes	
<b>Zoning By:</b> Columbia	<b>Environmental:</b> No	<b>Traffic Count:</b> 26,700
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Level

**UTILITY INFORMATION**

<b>Water Provider:</b> City of Columbia	<b>Service:</b>	<b>Location:</b> At Southwood
<b>Sewer Provider:</b> City of Columbia	<b>Service:</b>	<b>Location:</b> At Southwood
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> At Southwood
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> At Southwood
<b>Telecom Provider:</b> Harrisonville Telephone	<b>Service:</b>	<b>Location:</b> At Southwood

**Listing Broker(s)**

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