

# FOR SALE

## 3.0-10.5 ACRE DEVELOPMENT SITE

1524 Clinton Hills Parkway, Swansea, IL 62226



Google Earth

### BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS  
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# SITE PLAN



## Swansea Clinton Hills Conservation Park

- Seasonal Public Restrooms with Pavilion
- Several Miles of Scenic Paved Walking Trails
- Lake Fishing (catch & release)
- 18 Hole Disc Golf Course
- Dog Friendly
- Connects to Fletcher's Kitchen & Tap

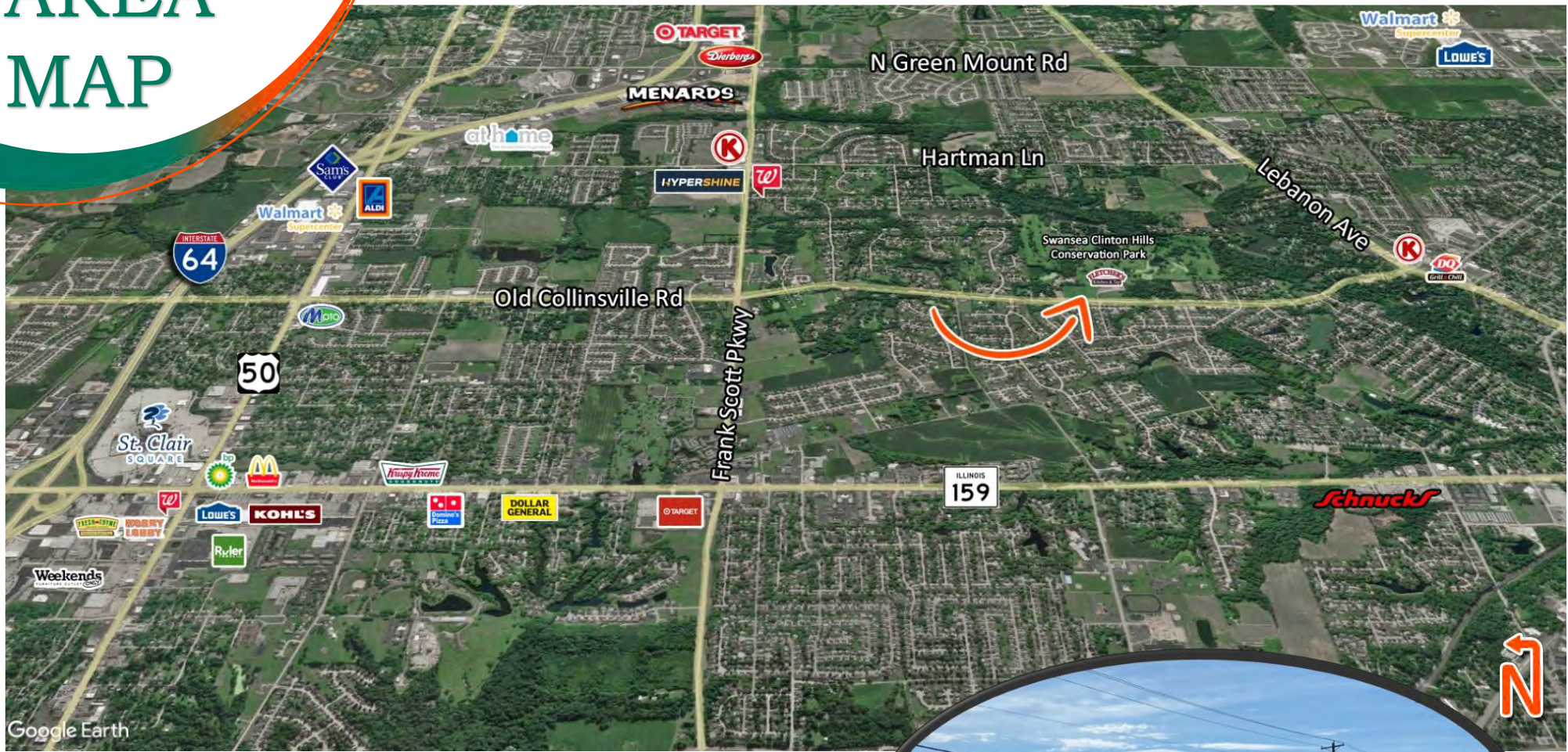


Old Collinsville Rd

Google Earth



# AREA MAP



## PROPERTY SUMMARY

- Two Sites Available
  - (1) 3.0 Acre Site
  - (2) 7.5 Acre Site
- Ideally suited for Senior Living Community and/or Town House Development
- Adjacent to Swansea Conservation Park
- Located in a thriving demographic area



**SALE PRICE: \$85,526/Acre**

**BARBERMURPHY**

# Demographics and Market Overview

This is an ideal site for a Senior Living Facility or Townhouse Development. The site has access to the Swansea Clinton Hills Conservation Park, is within minutes of Restaurants, Banks, Shopping and Entertainment and is located in the Whiteside School District #115.

## Population 1 Mile Radius

**4,401**  
Total Population

**3,270**  
Workday Population



## Population 3 Mile Radius

**60,274**  
Total Population

**54,318**  
Workday Population



## Population 5 Mile Radius

**117,067**  
Total Population

**112,625**  
Workday Population

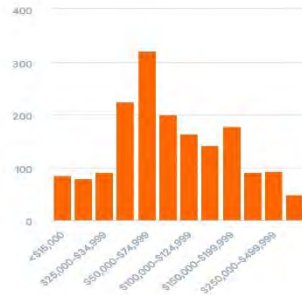


## Household Income 1 Mile Radius

Current Year

**\$80.1k**  
Median Household Income

**\$102.9k**  
Average Household Income

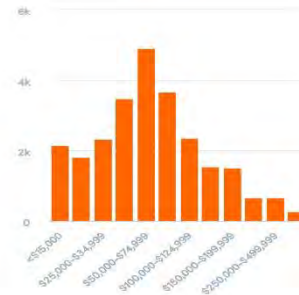


## Household Income 3 Mile Radius

Current Year

**\$60.4k**  
Median Household Income

**\$78.6k**  
Average Household Income

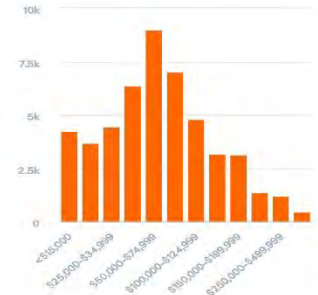


## Household Income 5 Mile Radius

Current Year

**\$61.5k**  
Median Household Income

**\$82.1k**  
Average Household Income



## Housing Units 1 Mile Radius

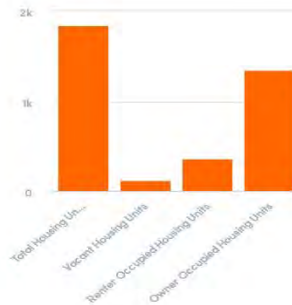
Current Year

**1,839**  
Total Housing Units

**123**  
Vacant Housing Units

**366**  
Renter Occupied Housing Units

**1,351**  
Owner Occupied Housing Units



## Housing Units 3 Mile Radius

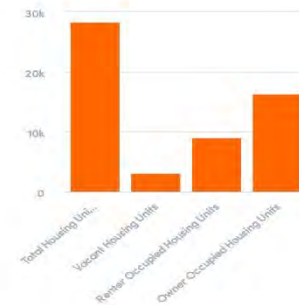
Current Year

**28,425**  
Total Housing Units

**3,002**  
Vacant Housing Units

**9,116**  
Renter Occupied Housing Units

**16,307**  
Owner Occupied Housing Units



## Housing Units 5 Mile Radius

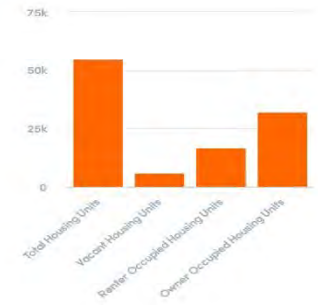
Current Year

**54,967**  
Total Housing Units

**6,077**  
Vacant Housing Units

**16,727**  
Renter Occupied Housing Units

**32,163**  
Owner Occupied Housing Units



**Listing No:** 2418

**Land**

**Residential**

Clinton Hills Parkway  
1524 Clinton Hills Parkway  
Swansea, IL 62226

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$750,000  
**Sale Price/Acre:** \$98,684  
**Sale Price/SF:** \$2.26

**LEASE INFORMATION:**

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

**Comments**

7.6 Acre Village of Swansea Owned Development Site For Sale. Ideal for new development: senior housing, town houses, single family, religious, institutional, etc. Additional adjunct 3 Acre tract also available. Average household income of \$75,003 within a 3 mile radius.

**Total Acres Available:** 10.50  
**Min Divisible Acres:** 3.00

**LAND MEASUREMENTS:**

**Acres:** 10.50  
**Frontage:** 540 FT  
**Depth:** IRR FT  
**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-64  
**Rail:**  
**Barge:**  
**Airport:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 08-11.0-100-047	<b>TIF:</b> No	<b>Property Tax:</b> \$0.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2019
<b>Zoning:</b> Planned Business	<b>Survey:</b> No	
<b>Zoning By:</b> Village of Swansea	<b>Environmental:</b> No	<b>Traffic Count:</b> 9,650
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Flat to Sloped

**UTILITY INFORMATION**

<b>Water Provider:</b> Illinois American Water	<b>Service:</b>	<b>Location:</b> On Old Collinsville Rd.
<b>Sewer Provider:</b> Village of Swansea	<b>Service:</b>	<b>Location:</b> On Old Collinsville Rd.
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Old Collinsville Rd.
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Old Collinsville Rd.
<b>Telecom Provider:</b> Spectrum - ATT Fiber	<b>Service:</b>	<b>Location:</b> On Old Collinsville Rd.

**Listing Broker(s)**

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