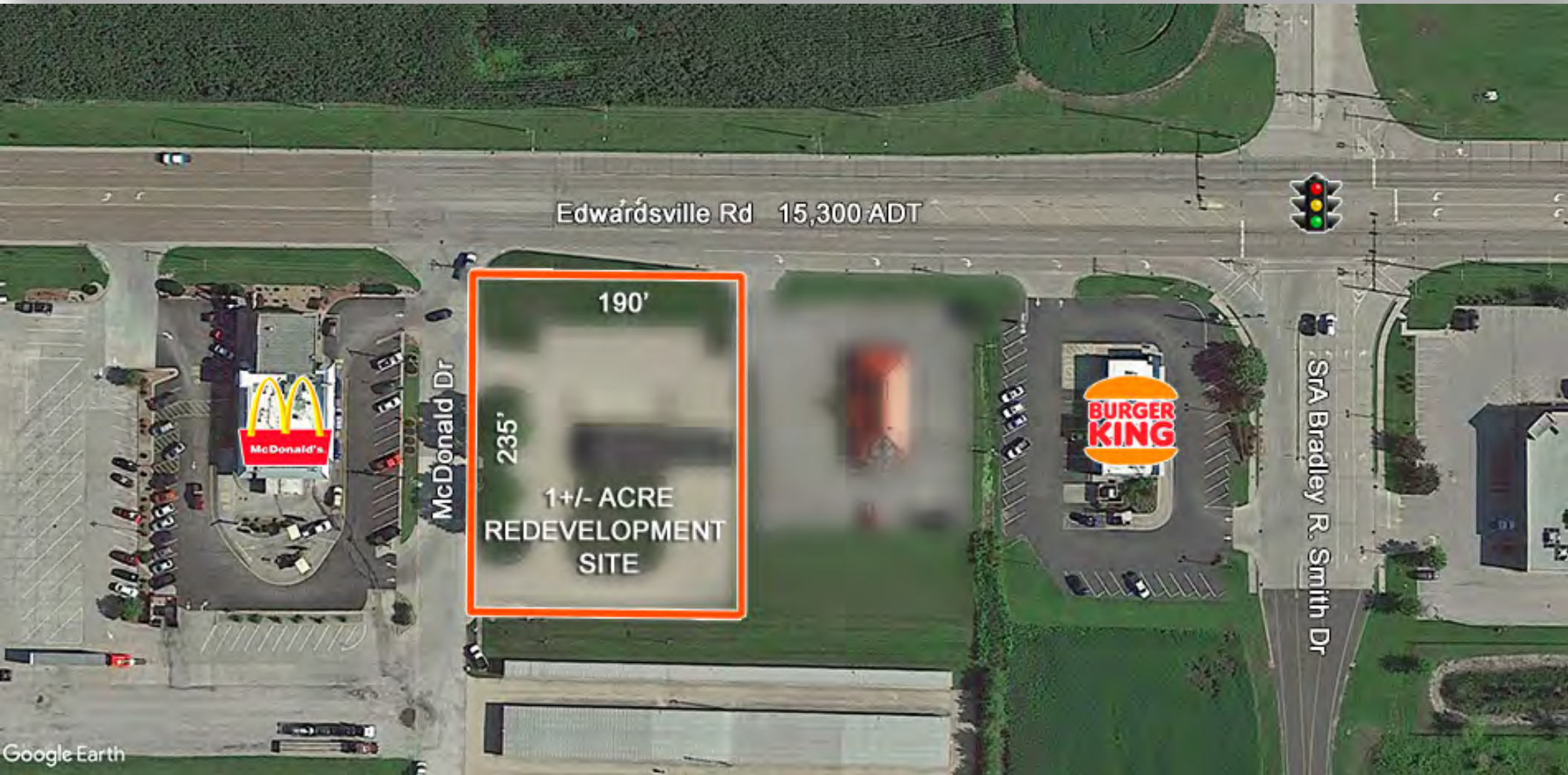


# Redevelopment Site for Sale/Lease

100 McDonald Dr., Troy, IL 62294



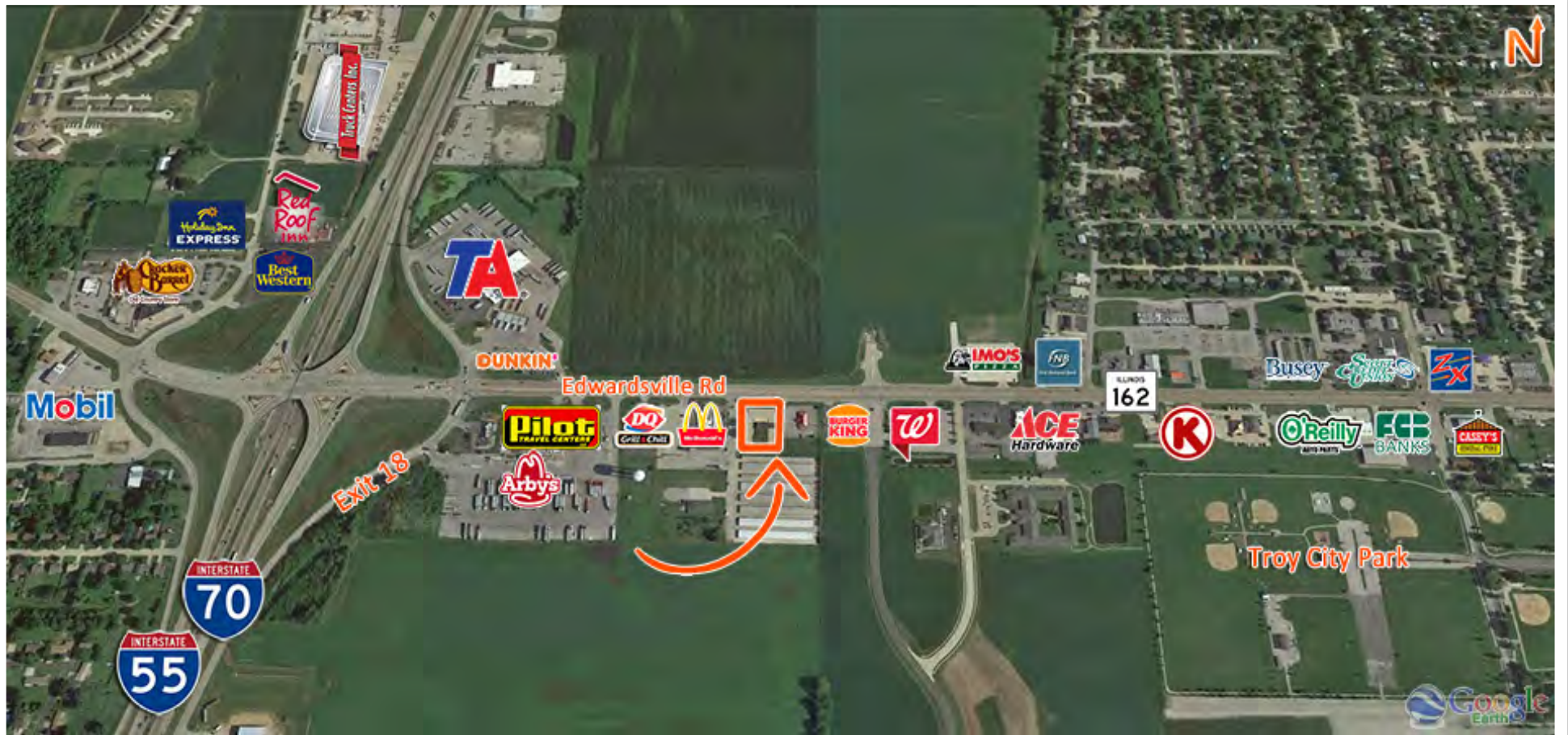
**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Collin Fischer – CCIM  
C: 618.420.2376  
[CollinF@barbermurphy.com](mailto:CollinF@barbermurphy.com)







## PROPERTY SUMMARY

1+/- Acre Retail Redevelopment Site on IL Route 162 & McDonald Dr.  
Former Banking Facility & Pizza Hut on Site. Zoned C-3 – Hwy  
Commercial. Total Site is 190'x235'.

**SALE PRICE: \$825,000**  
**LEASE RATE: Negotiable**

**Listing No:**

**Total Acres Available:** 1+/-

**Min Divisible Acres:**

**Land**

**LAND MEASUREMENTS:**

**Acres:** 1.46  
**Frontage:** 190 FT  
**Depth:** 235 FT  
**Subdivide Site:** No

**100 McDonald Dr  
Troy, IL 62294**

**TRANSPORTATION :**

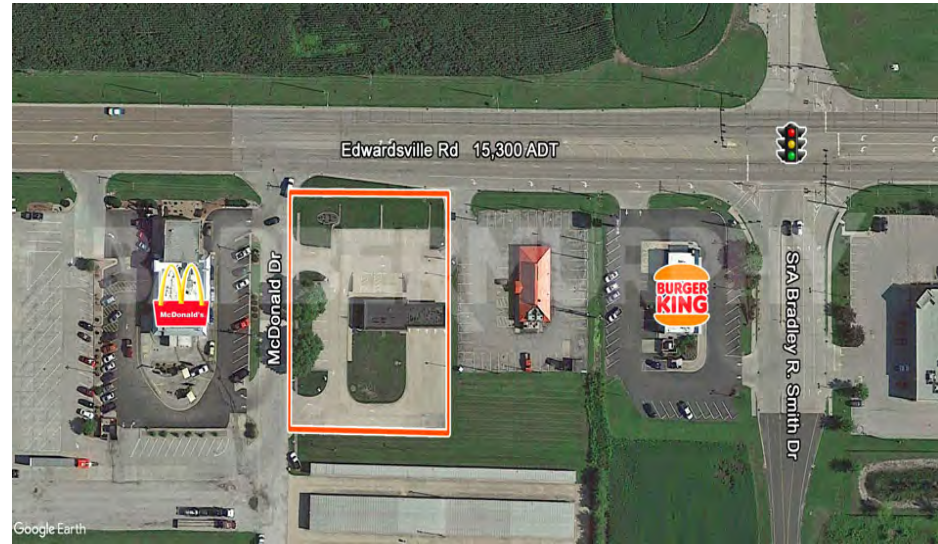
**Interstate:** I-55/70  
**Rail:**  
**Barge:**  
**Airport:**

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$825,000  
**Sale Price/Acre:**  
**Sale Price/SF:**

**PROPERTY INFORMATION:**

**Parcel No:** 09-2-22-08-00-000-007  
**County:** Madison  
**Zoning:** C-3 Hwy Commercial  
**Zoning By:** Troy  
**Complex:** Troy Junction



**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** Negotiable  
**Lease Term:**

**TIF:**  
**Enterprise Zone:** No  
**Survey:** Yes  
**Environmental:** No  
**Archaeological:** No  
**Property Tax:** \$7,201.00  
**Tax Year:** 2020  
**Traffic Count:** 15300  
**Topography:** Flat

**Comments**

For Sale or Land Lease.

**UTILITY INFORMATION**

<b>Water Provider:</b>	City of Troy	<b>Service:</b>	<b>Location:</b>	Site
<b>Sewer Provider:</b>	City of Troy	<b>Service:</b>	<b>Location:</b>	Site
<b>Gas Provider:</b>	Ameren	<b>Service:</b>	<b>Location:</b>	Site
<b>Electric Provider:</b>	Southwestern	<b>Service:</b>	<b>Location:</b>	Site
<b>Telecom Provider:</b>	Charter	<b>Service:</b>	<b>Location:</b>	Site

**Listing Broker(s)**

Collin Fischer CCIM  
Office: (618) 277-4400  
collinf@barbermurphy.com  
Cell: (618) 420-2376