

2.69 ACRE PAD READY SITE

Gateway Drive, Collinsville, IL 62234



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

James Leopold - CCIM
C: 618.581.1702
JamesL@barbermurphy.com





PROPERTY SUMMARY

- 2.69 Acre Pad Ready Site
- All Utilities On Site
- Zoned HP-1
- Excellent Location with easy access to I-55/70 and I-255

SALE PRICE: \$230,760

Listing No: 2457

Total Acres Available: 2.69

Min Divisible Acres: 2.69

Land

**Gateway Drive
Collinsville, IL 62234**

LAND MEASUREMENTS:

Acres: 2.69
Frontage: 378 FT
Depth: 318 FT
Subdivide Site: No

SALE INFORMATION:

For Sale: Yes
Sale Price: \$230,760
Sale Price/Acre:
Sale Price/SF: \$1.96

TRANSPORTATION :

Interstate: I-255 & I-70
Rail: N/A
Barge: N/A
Airport: St. Louis MidAmerica

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 13-2-21-29-00-000-018/019/019.001
County: Madison
Zoning: HP -1
Zoning By: City Of Collinsville
Complex:

TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$3,934.00
Tax Year: 2021
Traffic Count:
Topography: Flat

Comments

Prime Development ground in Collinsville IL .
HP-1 Zoning . All utilities along Gateway Drive

UTILITY INFORMATION

Water Provider: City Of Collinsville
Sewer Provider: City of Collinsville
Gas Provider: Ameren IL
Electric Provider: Ameren IL
Telecom Provider:

Service: **Location:** On Road
Service: **Location:** On Road
Service: **Location:** On Road
Service: **Location:** On Site
Service: **Location:**

Listing Broker(s)

James Leopold CCIM
Office: (618) 277-4400
jamesl@barbermurphy.com
Cell: +1 6185811702

