# 2.69 ACRE PAD READY SITE

# **Gateway Drive, Collinsville, IL 62234**





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









- 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

Land

**Gateway Drive** Collinsville, IL 62234

# **SALE INFORMATION:**

Yes For Sale: Sale Price: \$230,760

Sale Price/Acre:

Sale Price/SF: \$1.96

#### **LEASE INFORMATION:**

No For Lease:

Lease Rate: Lease Term:

#### **Comments**

Prime Development ground in Collinsville IL. HP-1 Zoning . All utilities along Gateway Drive **Total Acres Available:** 2.69 Min Divisible Acres: 2.69

# **LAND MEASUREMENTS:**

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

## TRANSPORTATION:

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



## **PROPERTY INFORMATION:**

Parcel No: 13-2-21-29-00-000-018/019/019.001 TIF: No **Property Tax:** \$3,934.00

**Enterprise Zone:** 

Survey:

County: Madison HP -1 Zoning:

City Of Collinsville Zoning By:

Complex:

**Environmental:** No **Traffic Count:** 

No Flat Archaeological: Topography:

No

No

Tax Year:

2021

#### **UTILITY INFORMATION**

Water Provider: City Of Collinsville Service: Location: On Road Sewer Provider: City of Collinsville Service: On Road Location: Gas Provider: Ameren IL Service: Location: On Road On Site **Electric Provider:** Ameren IL Service: Location:

Telecom Provider: Service: Location:

#### Listing Broker(s)

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