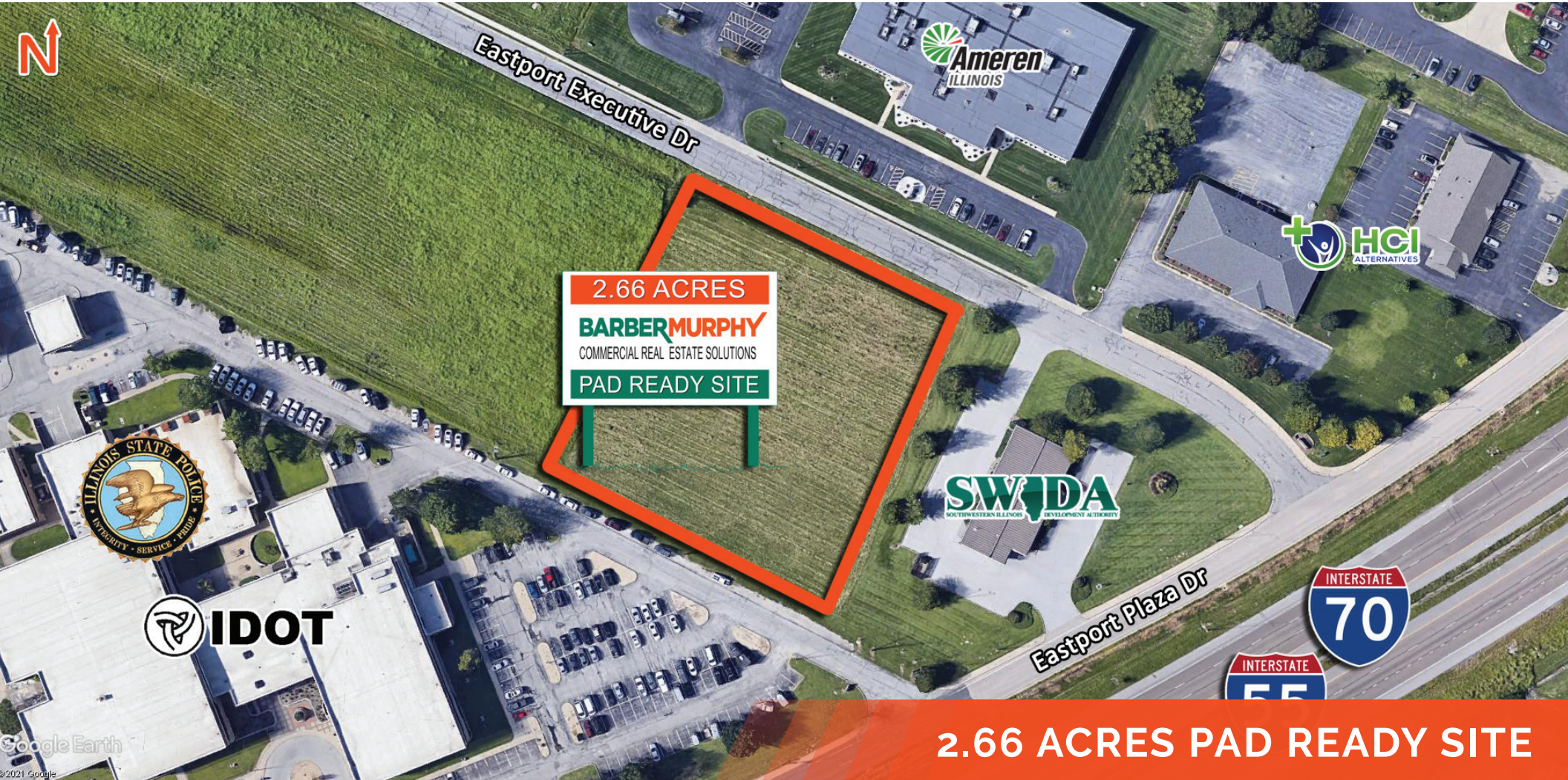


LAND FOR SALE

Eastport Executive Drive, Collinsville, IL 62234



2.66 ACRES PAD READY SITE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

Scott Muentnich

Broker Associate

Cell: (618) 975-0504

Office: (618) 277-4400 (Ext. 40)

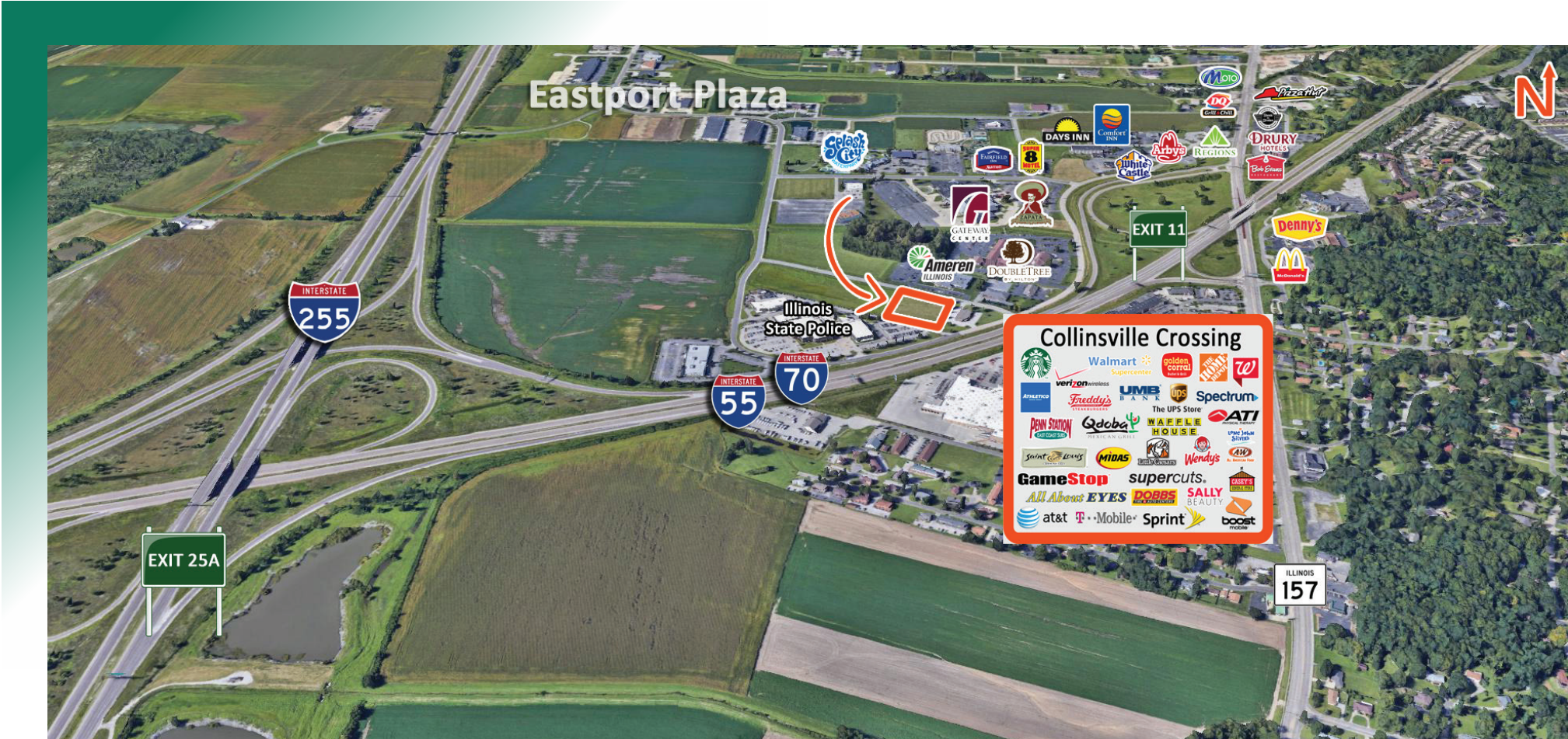
scottm@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

Eastport Executive Drive, Collinsville, IL 62234



LOCATION OVERVIEW

Situated in the Eastport District of Collinsville, offering good visibility and access. Location features a mix of building sizes and styles to accommodate various business needs.

FRONTAGE: 376'
DEPTH: 308'

INTERSTATE
I-55, I-70, I-255

FLAT
TOPOGRAPHY

EXIT
EXIT 11
EXIT 25A

LAND PROPERTY SUMMARY

EXECUTIVE DRIVE

LISTING # 2456

LOCATION DETAILS:

Parcel #: 13-2-21-29-03-303-005
County: IL - Madison
Zoning: BP-1 - City Of Collinsville

PROPERTY OVERVIEW:

Lot Size: 2.66 Acres
Min Divisible Acres: 2.66
Max Contig Acres: 2.66
Frontage: 376
Depth: 308
Land Status: Available
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-70 and I-255
Airport Access: -

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: -
Taxes: \$2,860.00
Tax Year: 2021



SALE INFORMATION:

Sale Price: \$226,740
Price / Acre: \$85,241
\$/SF (Land): \$1.96

UTILITY INFO:

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

PROPERTY DESCRIPTION:

Prime Corner Lot on Gateway and Eastport Plaza drive in Collinsville IL. Division of lot could be considered. All utilities to site.