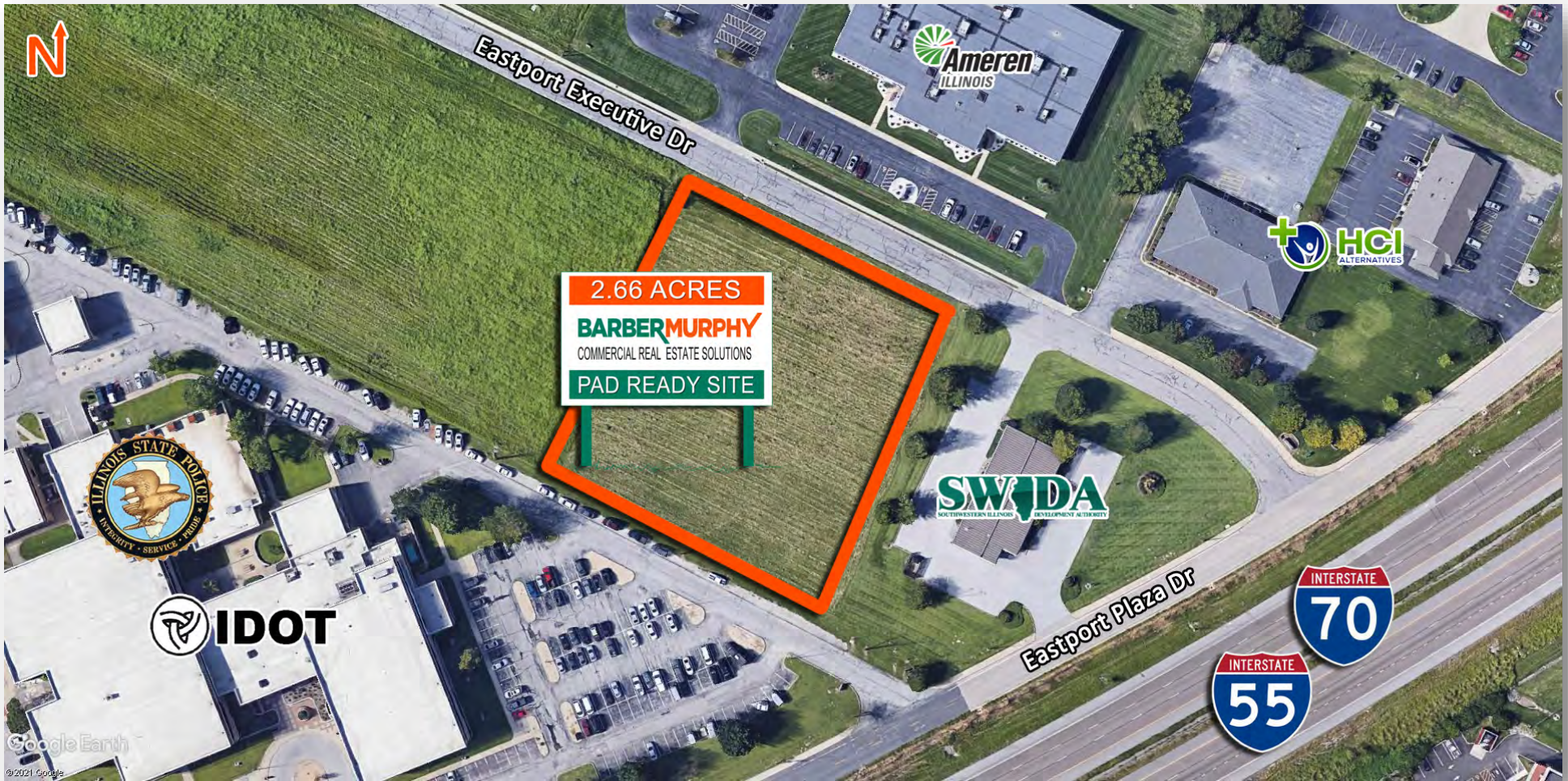


2.66 ACRE PAD READY SITE

Executive Drive, Collinsville, IL 62234



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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Broker Associate
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PROPERTY SUMMARY

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

SALE PRICE: \$226,740

Listing No: 2456

Total Acres Available: 2.66
Min Divisible Acres:

Land

**Executive Drive
Collinsville, IL 62234**

LAND MEASUREMENTS:

Acres: 2.66
Frontage: 376 FT
Depth: 308 FT
Subdivide Site:



SALE INFORMATION:

For Sale: Yes
Sale Price: \$226,740
Sale Price/Acre:
Sale Price/SF: \$1.95

TRANSPORTATION :

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

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

| | | |
|---|----------------------------|---------------------------------|
| Parcel No: 13-2-21-29-03-303-005 | TIF: No | Property Tax: \$2,860.00 |
| County: Madison | Enterprise Zone: No | Tax Year: 2021 |
| Zoning: BP-1 | Survey: No | Traffic Count: |
| Zoning By: City Of Collinsville | Environmental: No | Topography: Flat |
| Complex: | Archaeological: No | |

Comments

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

UTILITY INFORMATION

| | | |
|---|-----------------|--------------------------|
| Water Provider: City of Collinsville | Service: | Location: On Road |
| Sewer Provider: City of Collinsville | Service: | Location: On Road |
| Gas Provider: Ameren IL | Service: | Location: On Site |
| Electric Provider: Ameren IL | Service: | Location: On Road |
| Telecom Provider: | Service: | Location: |

Listing Broker(s)

Scott Muentnich
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