

3.5 Acre Development Site for Sale

Hillsboro Rd & Janette Dr, Vandalia, IL 62471



BARBERMURPHY

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

Mike Durbin
C: 618.960.8675
MikeD@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.



PROPERTY SUMMARY

- 3.57 Acres for Sale
- 0.75 Miles from Exit 63 (US 51)
- Excellent Visibility to I-70 with 21,400 ADT
- Utilities Available to Site

REDUCED SALE PRICE: \$65,000

Listing No: 2461**Total Acres Available:** 3.57
Min Divisible Acres: 1.08**Land****LAND MEASUREMENTS:****Acres:** 3.57
Frontage: 971 FT
Depth: 371 FT
Subdivide Site:**Hillsboro Avenue & Janette Drive
Vandalia, IL 62471****SALE INFORMATION:****For Sale:** Yes
Sale Price: \$65,000
Sale Price/Acre: \$18,207
Sale Price/SF:**TRANSPORTATION :****Interstate:** I-70
Rail:
Barge:
Airport: Vandalia Municipal Airport**LEASE INFORMATION:****For Lease:** No
Lease Rate:
Lease Term:**Comments**

3.57 Acres available just off Interstate 70 in Vandalia. Excellent development or billboard location for both I-70 and Hwy 185 / Hillsboro Rd drivers. Two parcels available - owner will sell individually if needed. Utilities at site.

PROPERTY INFORMATION:**Parcel No:** 18-14-08-176-003; 18-14-08-177-001
County: Fayette
Zoning: Unincorporated
Zoning By: Fayette County
Complex:**TIF:** No
Enterprise Zone: Yes
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$207.56
Tax Year: 2020
Traffic Count: 21,400 on I-70
Topography: Mostly flat with dip at tree line**UTILITY INFORMATION****Water Provider:** City of Vandalia
Sewer Provider: City of Vandalia
Gas Provider: Liberty Utilities
Electric Provider: AmerenIP
Telecom Provider:**Service:** Location: At Site
Service: Location: Adjoining Parcel
Service: Location: At Site
Service: Location: At Site**Listing Broker(s)**Mike Durbin
Office: (618) 277-4400
miked@barbermurphy.com
Cell: (618) 960-8675