

# 3.5 Acre Development Site for Sale

Hillsboro Rd & Janette Dr, Vandalia, IL 62471



**BARBERMURPHY**

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## 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: \$95,000**

**Listing No:** 2461

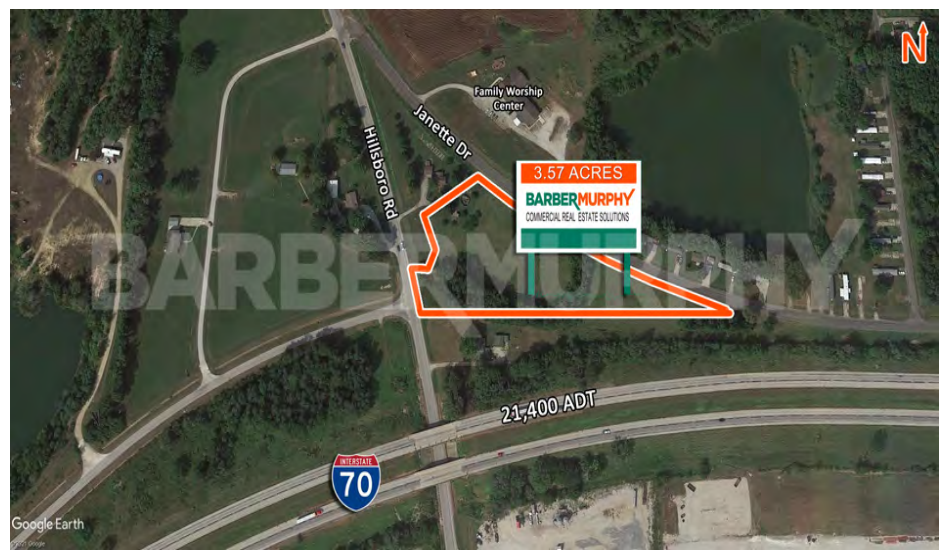
**Total Acres Available:** 3.57  
**Min Divisible Acres:** 1.08

**Land**

**Hillsboro Avenue & Janette Drive  
Vandalia, IL 62471**

**LAND MEASUREMENTS:**

**Acres:** 3.57  
**Frontage:** 971 FT  
**Depth:** 371 FT  
**Subdivide Site:**



**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$95,000  
**Sale Price/Acre:** \$26,611  
**Sale Price/SF:**

**TRANSPORTATION :**

**Interstate:** I-70  
**Rail:**  
**Barge:**  
**Airport:** Vandalia Municipal Airport

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**PROPERTY INFORMATION:**

|  |                             |  |
|--|-----------------------------|--|
| <b>Parcel No:</b> 18-14-08-176-003; 18-14-08-177-001 | <b>TIF:</b> No              | <b>Property Tax:</b> \$207.56                        |
| <b>County:</b> Fayette                               | <b>Enterprise Zone:</b> Yes | <b>Tax Year:</b> 2020                                |
| <b>Zoning:</b> Unincorporated                        | <b>Survey:</b> No           |  |
| <b>Zoning By:</b> Fayette County                     | <b>Environmental:</b> No    | <b>Traffic Count:</b> 21,400 on I-70                 |
| <b>Complex:</b>                                      | <b>Archaeological:</b> No   | <b>Topography:</b> Mostly flat with dip at tree line |

**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.

**UTILITY INFORMATION**

|   |                 |                                   |
|---|-----------------|-----------------------------------|
| <b>Water Provider:</b> City of Vandalia | <b>Service:</b> | <b>Location:</b> At Site          |
| <b>Sewer Provider:</b> City of Vandalia | <b>Service:</b> | <b>Location:</b> Adjoining Parcel |
| <b>Gas Provider:</b> Liberty Utilities  | <b>Service:</b> | <b>Location:</b> At Site          |
| <b>Electric Provider:</b> AmerenIP      | <b>Service:</b> | <b>Location:</b> At Site          |
| <b>Telecom Provider:</b>                | <b>Service:</b> | <b>Location:</b>                  |

**Listing Broker(s)**

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