

# 31.05 Acre Development Site for Sale

Forest Lakes – IL Route 159, Caseyville, IL 62235



## BARBERMURPHY

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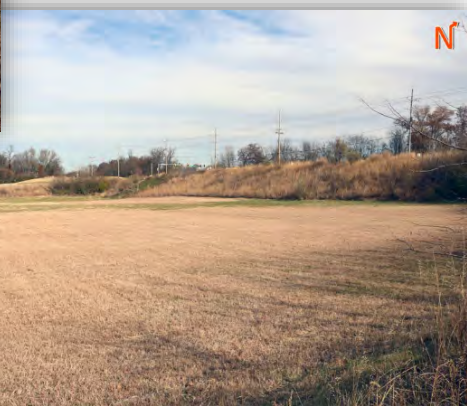
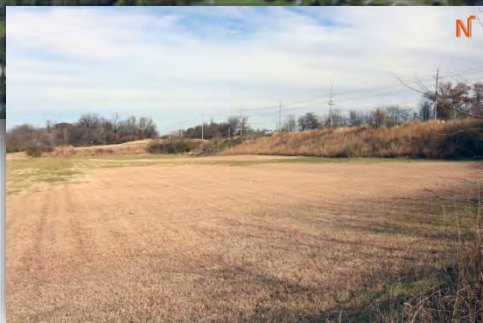
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

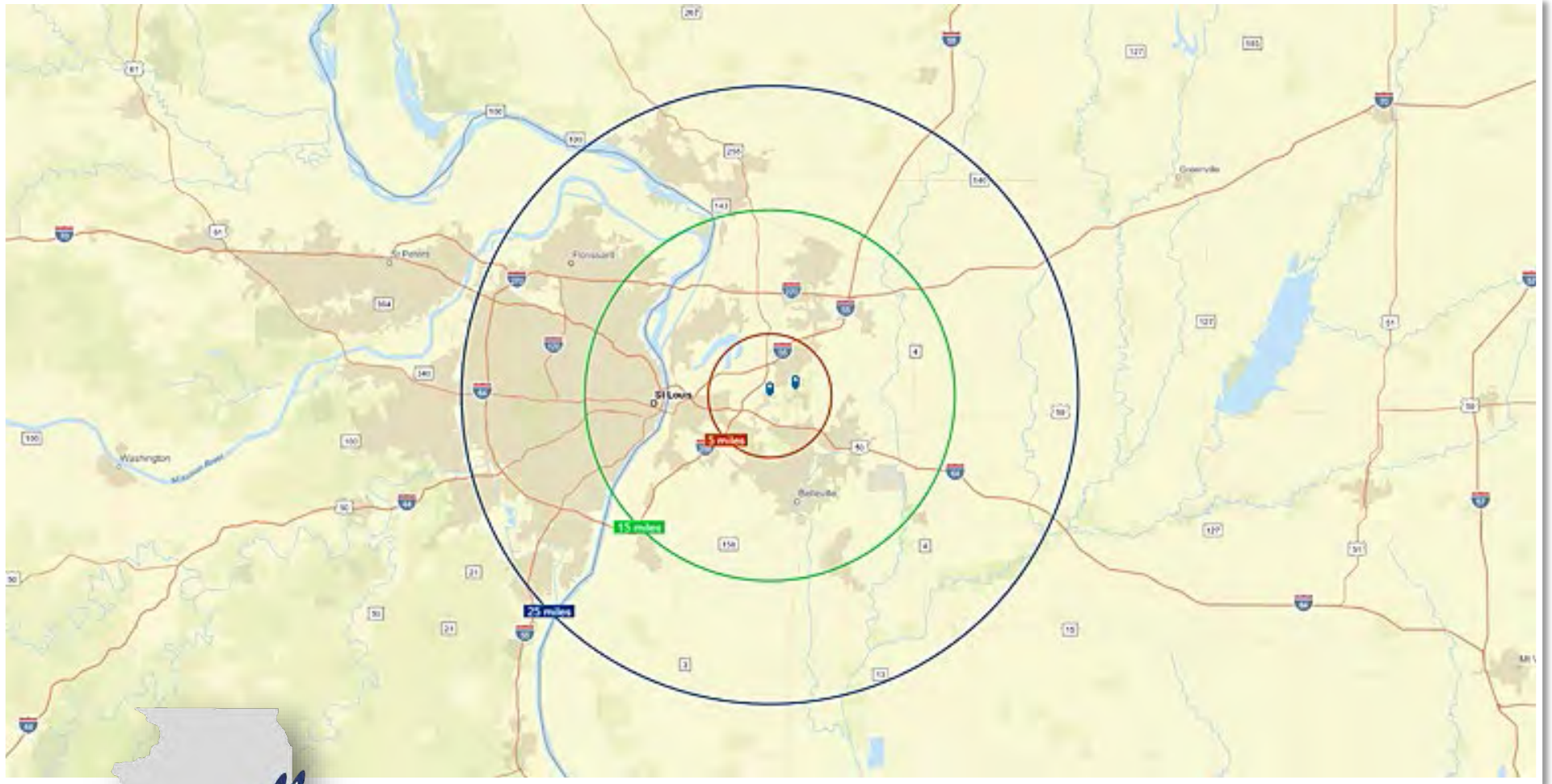


## PROPERTY SUMMARY

31.05 Acre Site at entrance to Tanglewood Residential Development Site  
Convenient access to I-64 (exit 12) and only 16 miles to downtown St. Louis, MO  
Enterprise Zone – Zoned B-2 and PUD  
2 Signalized Curb Cuts already in place (3 total)  
1,239' of Frontage on IL Route 159

**SALE PRICE: \$2,000,000**  
**Seller Financing Available**





**5 Miles**

73,954

\$53,259

**15 Miles**

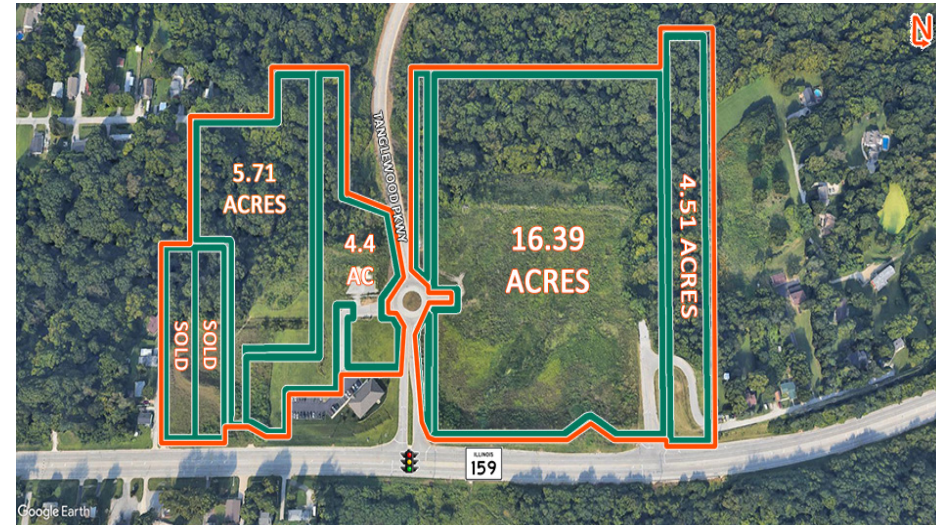
749,058

\$51,249

**25 Miles**

1,683,064

\$59,054

**Listing No:** 2492**Total Acres Available:** 31.05  
**Min Divisible Acres:** 31.05**Land**Forest Lakes - 33.86 Acres  
Hwy 159  
Caseyville, IL 62232**LAND MEASUREMENTS:****Acres:** 31.05  
**Frontage:** 1,239 FT  
**Depth:** 1,133 FT  
**Subdivide Site:****SALE INFORMATION:****For Sale:** Yes  
**Sale Price:** \$2,000,000  
**Sale Price/Acre:** \$64,412  
**Sale Price/SF:** \$1.49**TRANSPORTATION :****Interstate:** I-64  
**Rail:**  
**Barge:**  
**Airport:** Mid-America / Lambert International**LEASE INFORMATION:****For Lease:** No  
**Lease Rate:**  
**Lease Term:****PROPERTY INFORMATION:**

<b>Parcel No:</b> Multiple (see comments)	<b>TIF:</b> Yes	<b>Property Tax:</b> \$3,276.92
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> Yes	<b>Tax Year:</b> 2020
<b>Zoning:</b> B-2 & PUD	<b>Survey:</b> No	
<b>Zoning By:</b> Village of Caseyville	<b>Environmental:</b> No	<b>Traffic Count:</b> 14,700
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Mostly flat with one sharp hill

**Comments**

31.05 Acres for sale off of IL-159. 3 miles from I-64 Exit and 16 miles to downtown St. Louis, MO. Seller financing available. All utilities on site. Property is situated in front of the Tanglewood residential development with plans to build upwards of 390 homes and villas - actively being developed. 4 parcels remain: 5.71 Acres. 4.4 Acres, 16.39 acres and 4.51 acres.

03-04.0-403-027; 03-08.0-116-040;  
03-04.0-400-050; 03-04.0-400-049**UTILITY INFORMATION**

<b>Water Provider:</b> Village of Caseyville	<b>Service:</b>	<b>Location:</b> At Site
<b>Sewer Provider:</b> Village of Caseyville	<b>Service:</b>	<b>Location:</b> At Site
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> At Site
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> West Side of IL-159
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

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