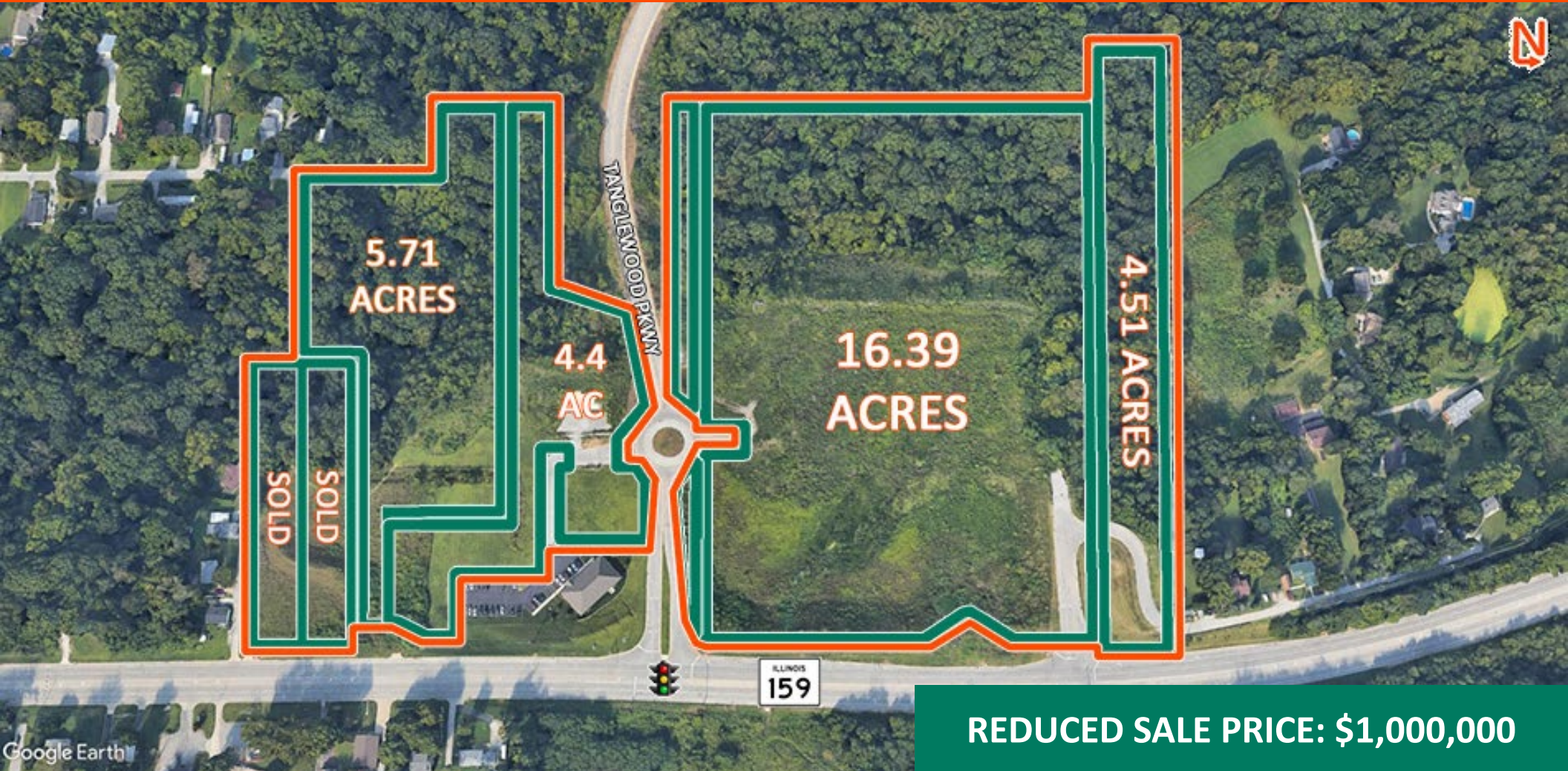


31.05 Acre Development Site for Sale

Forest Lakes – IL Route 159, Caseyville, IL 62235



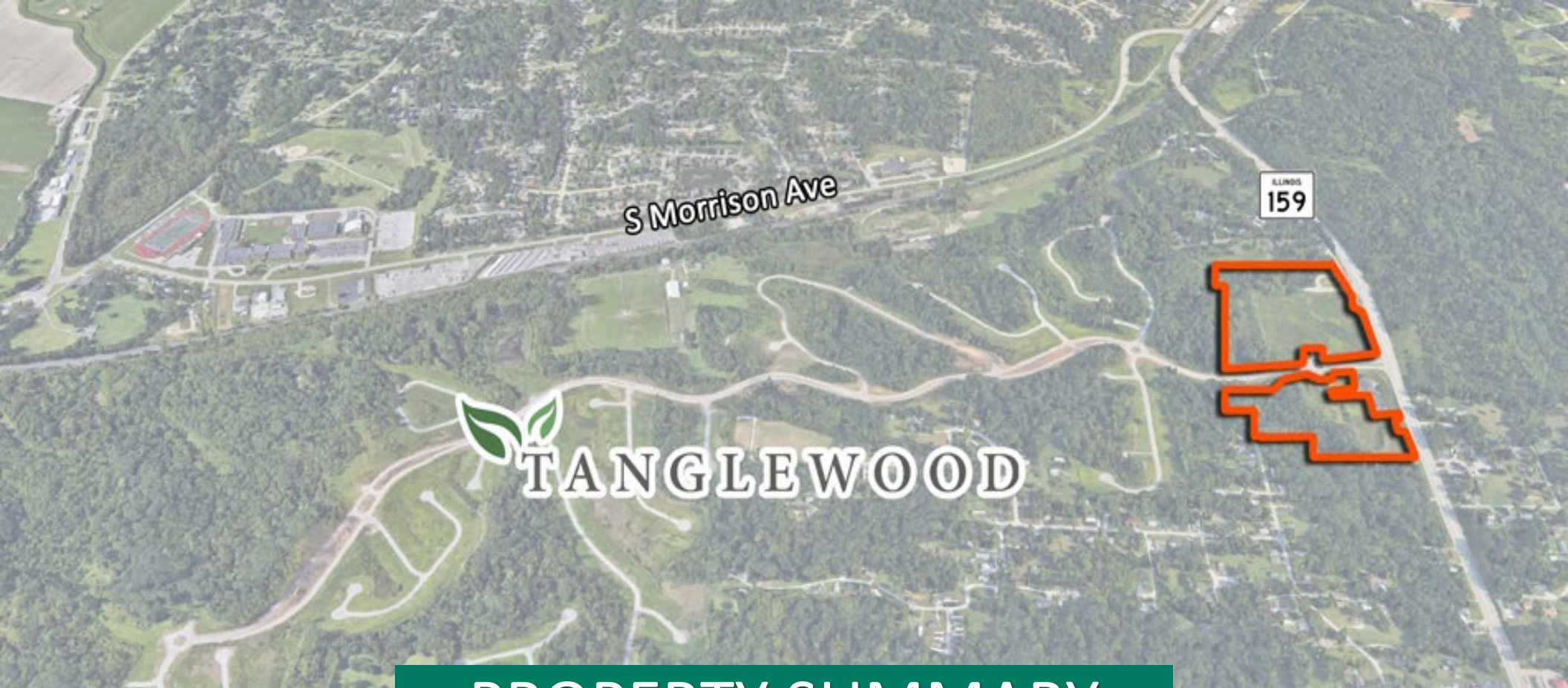
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Paul Murphy
Designated Managing Broker
C: 618.954.9901
Paul@barbermurphy.com

Mike Durbin
Broker Associate
C: 618.960.8675
MikeD@barbermurphy.com



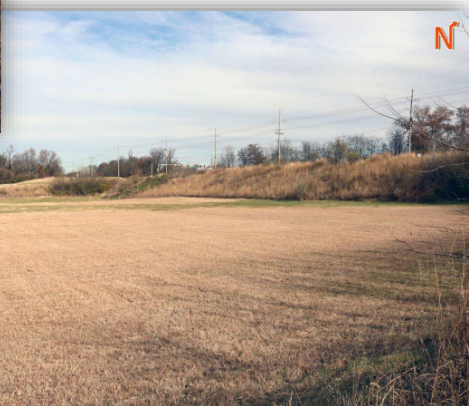
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

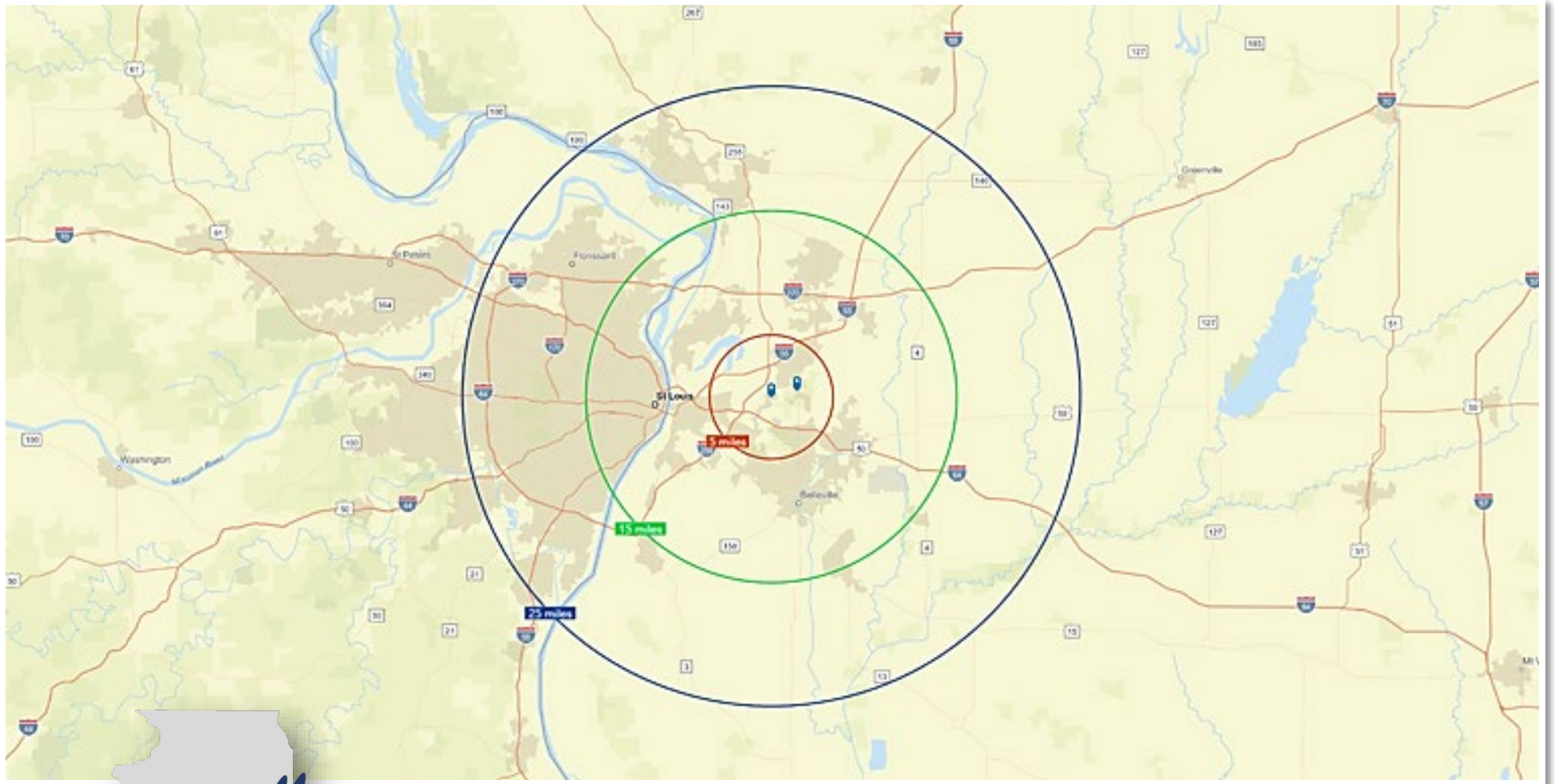


PROPERTY SUMMARY

33.86 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)
1,439' of Frontage on IL Route 159

SALE PRICE: \$1,000,000
Seller Financing Available





5 Miles

73,954

\$53,259

15 Miles

749,058

\$51,249

25 Miles

1,683,064

\$59,054

LAND PROPERTY SUMMARY

HWY 159

LISTING # 2492

LOCATION DETAILS:

Parcel #: 03-04.0-403-027; 03-09.0-204-029; 03-09.0-204-028; 03-08.0-116-040; 03-04.0-400-050; 03-04.0-400-049

PROPERTY OVERVIEW:

Lot Size: 31.05 Acres
Min Divisible Acres: 4.4
Max Contig Acres: 16.39
Frontage: 1439'
Depth: 1133'
Land Status: Available
Topography: Mostly flat with one sharp hill
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: -
Airport Access: -

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 14700
Taxes: \$3,276.92
Tax Year: -



SALE INFORMATION:

Sale Price: \$1,000,000
Price / Acre: \$32,206
\$/SF (Land): \$0.74

UTILITY INFO:

Water Provider: Village of Caseyville
Water Location: On Site
Sewer Provider: Village of Caseyville
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: -
Electric Provider: Ameren IL
Electric Location: West Side of IL-159

PROPERTY DESCRIPTION:

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.

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