

1.56 Acre Retail/Hospitality Site

7358 IL Route 162, Troy, IL 62294



- 1.56 acres located 0.3 miles from I-55 (EXIT 18)
- 14,500 ADT
- All utilities at or near site
- Survey and Geotechnical studies completed
- Close proximity to retail, office and hotels
- Excellent Interstate access

SALE PRICE: \$499,000

BARBERMURPHY

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Listing No: 2524

Total Acres Available: 1.56
Min Divisible Acres: 1.56

Land

LAND MEASUREMENTS:

Acres: 1.56
Frontage: 175 FT
Depth: 282 varies FT
Subdivide Site: No

Retail/Hotel

TRANSPORTATION :

Interstate: I-55
Rail: N/A
Barge: N/A
Airport: N/A

7358 State Route 162
 Troy, IL 62294

SALE INFORMATION:

For Sale: Yes
Sale Price: \$499,000
Sale Price/Acre: \$319,872
Sale Price/SF: \$6.87



LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 09-2-22-06-00-000-016	TIF: No	Property Tax: \$4,385.00
County: Madison	Enterprise Zone: No	Tax Year: 2021
Zoning: PDB	Survey: Yes	
Zoning By: Troy	Environmental: No	Traffic Count: 14,500
Complex:	Archaeological: No	Topography: Flat

Comments

1.56 acres located 0.3 miles from I-55. All utilities at or near site. Survey and Geotechnical studies completed. Close proximity to retail, office and hotels. Good access to I-55/70.

UTILITY INFORMATION

Water Provider: Troy	Service:	Location: On Site
Sewer Provider: Troy	Service:	Location: On Site
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: SW Electric	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

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