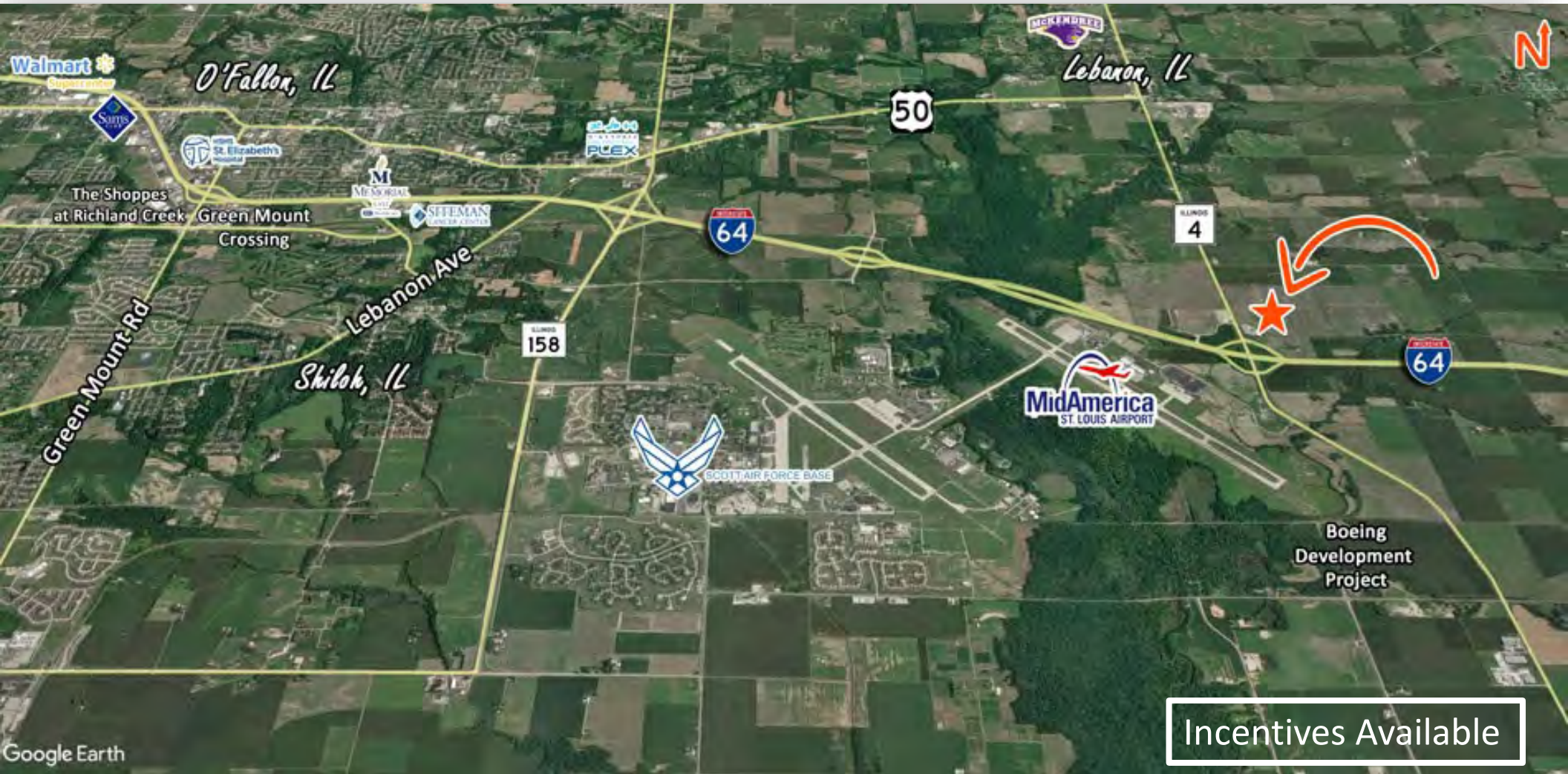


132.22 Acre Industrial Development Site

IL Route 4 & I-64, Mascoutah, IL 62258



SALE PRICE: \$6,900,000 / \$52,185 PER ACRE



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PROPERTY SUMMARY

- Adjacent 37.2 Acre Tract for Sale totaling 169.42 Contiguous Acres - Currently Zoned AG
- Located in Unincorporated St. Clair County
- Additional 47.33 Acres south of Perrin Rd. also available.
- Excellent access to I-64 and IL Route 4, exit 23 – full diamond interchange
- Near Scott Air Force Base, St. Louis MidAmerica Airport and McKendree University
- Located out of Flood Plain – No Levee Protection required
- Over 4,258 Transportation and Warehouses workers living within 30 minute drive



- Interstate exposure from I-64 with 41,000 ADT.
- Adjacent to the site is Scott Air Force Base with a total work force of 12,900 personnel. The base is home to the Air Mobility Command (AMC), which provides logistical support to the armed forces. 100 Airmen retire each month and typically stay in the area for highly skilled labor pool.
- St. Louis MidAmerica Airport is located across I-64. 320,000 passengers in 2021.
- This site is 24 miles from Downtown St. Louis
- Route 4 is a main arterial route providing direct access north to I-70 and I-55 and south to the Southern, IL market.

	Provider	Service	Location
<u>Water</u>	Mascoutah	8"	Near Site
<u>Sewer</u>	Mascoutah	15"	Near Site
Gas	Ameren IL	4"	Rt 4 & Perrin Rd
<u>Electric</u>	Ameren IL	34kv & 12kv	Along Rt4
		10 Miles	20 Miles
Population	118,758	400,109	1,241,594
HH Income	\$74,744	\$63,940	\$55,837

Listing No: 2532

Total Acres Available: 132.22
Min Divisible Acres:

Land

Industrial Land

IL Route 4 & I-64
 9919 Perrin Road
 Mascoutah, IL 62258

LAND MEASUREMENTS:

Acres: 132.22
Frontage: 1,300 FT
Depth: 3,200 FT
Subdivide Site: Negotiable

TRANSPORTATION :

Interstate: I-64
Rail: N/A
Barge: N/A
Airport: St. Louis MidAmerica

SALE INFORMATION:

For Sale: Yes
Sale Price: \$6,900,000
Sale Price/Acre: \$52,185
Sale Price/SF:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

*Currently negotiating annexation options along with new Enterprise Zone and industrial zoning. Contact brokers for updated information.

PROPERTY INFORMATION:

Parcel No: 10060400014 & 10050300001
County: St. Clair
Zoning: Ag
Zoning By: City of Mascoutah
Complex:

TIF: No
Enterprise Zone: No*
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$4,963.00
Tax Year: 2020
Traffic Count: 41,400
Topography: Flat

UTILITY INFORMATION

Water Provider: Mascoutah	Service: 8"	Location: Near Site
Sewer Provider: Mascoutah	Service: 15"	Location: Near Site
Gas Provider: Ameren IL	Service: 4" Steel & 4" Plastic Line	Location: Along Route 4 & Perrin Road
Electric Provider: Ameren IL	Service: 34kv & 12kv	Location: Along Route 4
Telecom Provider:	Service:	Location:

Listing Broker(s)

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