

DEVELOPED COMMERCIAL LOTS FOR SALE

PLUMMER BUSINESS PARK - TROY IL 62294



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

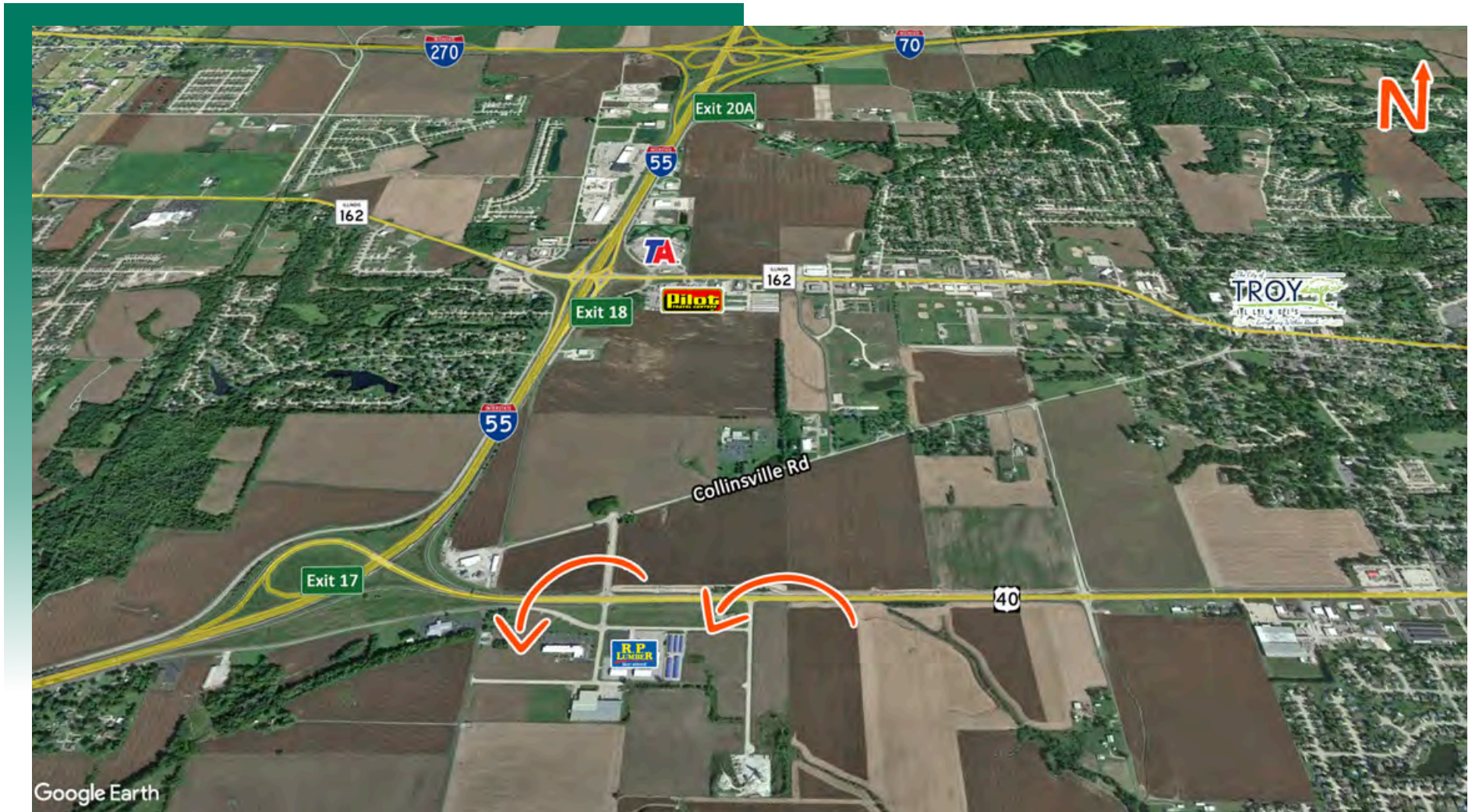
Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com

Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com



AREA MAP

Plummer Business Dr., Troy, IL

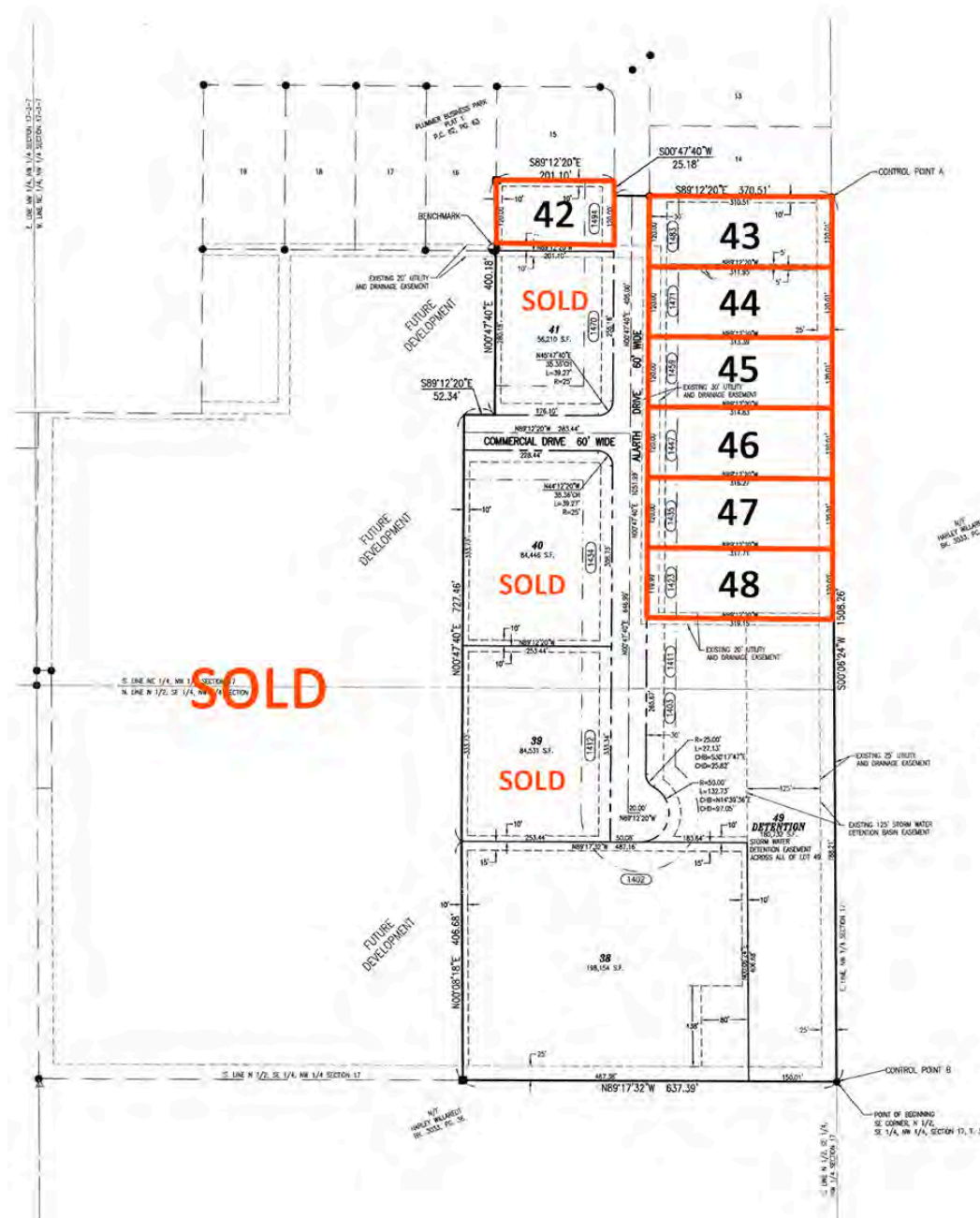


LOCATION OVERVIEW AND PROPERTY SUMMARY

- Located off I-55 at Hwy 40 in Troy, IL
- Sites range from 0.70-6.0 Acres
- All Utilities on Site
- Build-to-Suit projects and land leases are available
- Space in existing Troy Shopping Center also for Lease

ADDITIONAL INDUSTRIAL SITES AVAILABLE

Plummer Business Dr., Troy, IL



SUMMARY

- Industrial Zoned Sites
- Excellent Interstate Access
- All Utilities on Site
- Water Detention in place

Site 42: 0.55 Acres

Sites 43-48: 5.2 Contiguous Acres

PRICING

SITE 42: 24,132 SF - 0.55/AC - \$3.60 PSF

SITE 43: 37,347 SF - 0.86/AC - \$3.60 PSF

SITE 44: 37,520 SF - 0.86/AC - \$3.50 PSF

SITE 45: 37,693 SF - 0.87/AC - \$3.50 PSF

SITE 46: 37,866 SF - 0.87/AC - \$3.50 PSF

SITE 47: 38,038 SF - 0.87/AC - \$3.25 PSF

SITE 48: 38,208 SF - 0.88/AC - \$3.25 PSF

LAND PROPERTY SUMMARY

7701 PLUMMER BUSINESS DR

LISTING # 2535

LOCATION DETAILS:

Parcel #: 09-2-22-17-05-101-001
County: IL - Madison
Zoning: C-3 - Troy

PROPERTY OVERVIEW:

Lot Size: 13.48 Acres
Min Divisible Acres: 0.7
Max Contig Acres: 7
Frontage: 220
Depth: 255
Topography: Flat
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-55

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 15,100



SALE INFORMATION:

Sale Price: Lots starting at \$3.75 PSF

UTILITY INFO:

Water Provider: City of Troy
Water Location: On Site
Sewer Provider: City of Troy
Sewer Location: On Site
Gas Provider: Ameren
Gas Location: On Site
Electric Provider: Ameren
Electric Location: On Site

PROPERTY DESCRIPTION:

Developed commercial lots ranging from 0.70 to 7.0 contiguous acres. All utilities on site. Space in the existing Troy Shopping Center also available..

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