34 Acre Commercial Lot/ Development Site

Old US Hwy 50, Lebanon, IL 62254



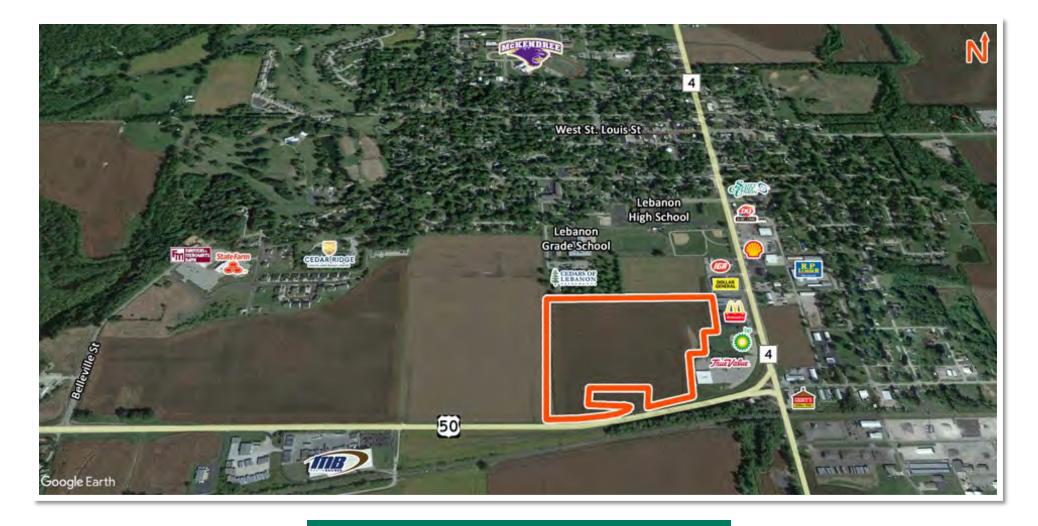


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PROPERTY SUMMARY

- 34 + Acres near the intersection of Highway 50 and Route 4
- Minutes away from I-64, MidAmerica Airport and Scott AFB
- Site is in a commercial district in the City's long term plan

SALE PRICE: \$29,500 PER ACRE



Listing No: 2545

Land

Agricultural/Commercial

Old US Highway 50 Lebanon, ĬL 62254

SALE INFORMATION:

For Sale: Yes

Sale Price:

Sale Price/Acre: \$29.500

Sale Price/SF:

LEASE INFORMATION:

No For Lease:

Lease Rate: Lease Term:

Comments

34 + Acres near the intersection of Highway 50 and Route 4. Minutes away from 164, MidAmerica Airport and Scott AFB. Currently farmland, is in a TIF, and the site is in a Commercial district in the City's long term plan. Possible to divide.

Total Acres Available: 34.53

Min Divisible Acres:

LAND MEASUREMENTS:

Acres: 34.53 1.150 FT Frontage: Depth: 1,280 FT

Subdivide Site:

TRANSPORTATION:

Interstate: I 64

Rail: Barge: Airport:



Location:

PROPERTY INFORMATION:

TIF: Parcel No: 05-30.0-101-009 Yes **Property Tax:** \$1,309.00 2020

Ameren

County: St. Clair **Enterprise Zone:** No Tax Year:

Agricultural No Zoning: Survey:

Zoning By: Lebanon **Environmental:** No **Traffic Count:** 10,300 No Level Complex: **Archaeological:** Topography:

UTILITY INFORMATION

Water Provider: City of Lebanon Service: Location: Highway frontage at property line

Sewer Provider: City of Lebanon Service: Location: Gas Provider: Ameren

Electric Provider: Ameren IL Service: Location: Highway frontage

Service:

Telecom Provider: AT&T Service: Location:

Listing Broker(s)

Joe Hardin Office: (618) 277-4400 joeh@barbermurphy.com Cell: (618) 660-8759

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