

# 34 Acre Commercial Lot/ Development Site

Old US Hwy 50, Lebanon, IL 62254



Google Earth

**BARBERMURPHY**

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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

**Total Acres Available:** 34.53

**Min Divisible Acres:**

**Land**

**Agricultural/Commercial**

Old US Highway 50  
Lebanon, IL 62254

**LAND MEASUREMENTS:**

**Acres:** 34.53  
**Frontage:** 1,150 FT  
**Depth:** 1,280 FT  
**Subdivide Site:**

**TRANSPORTATION :**

**Interstate:** I 64  
**Rail:**  
**Barge:**  
**Airport:**



**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:**  
**Sale Price/Acre:** \$29,500  
**Sale Price/SF:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

34 + Acres near the intersection of Highway 50 and Route 4. Minutes away from I64, 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.

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 05-30.0-101-009	<b>TIF:</b> Yes	<b>Property Tax:</b> \$1,309.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2020
<b>Zoning:</b> Agricultural	<b>Survey:</b> No	
<b>Zoning By:</b> Lebanon	<b>Environmental:</b> No	<b>Traffic Count:</b> 10,300
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Level

**UTILITY INFORMATION**

<b>Water Provider:</b> City of Lebanon	<b>Service:</b>	<b>Location:</b> Highway frontage
<b>Sewer Provider:</b> City of Lebanon	<b>Service:</b>	<b>Location:</b> at property line
<b>Gas Provider:</b> Ameren	<b>Service:</b> Ameren	<b>Location:</b>
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> Highway frontage
<b>Telecom Provider:</b> AT&T	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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