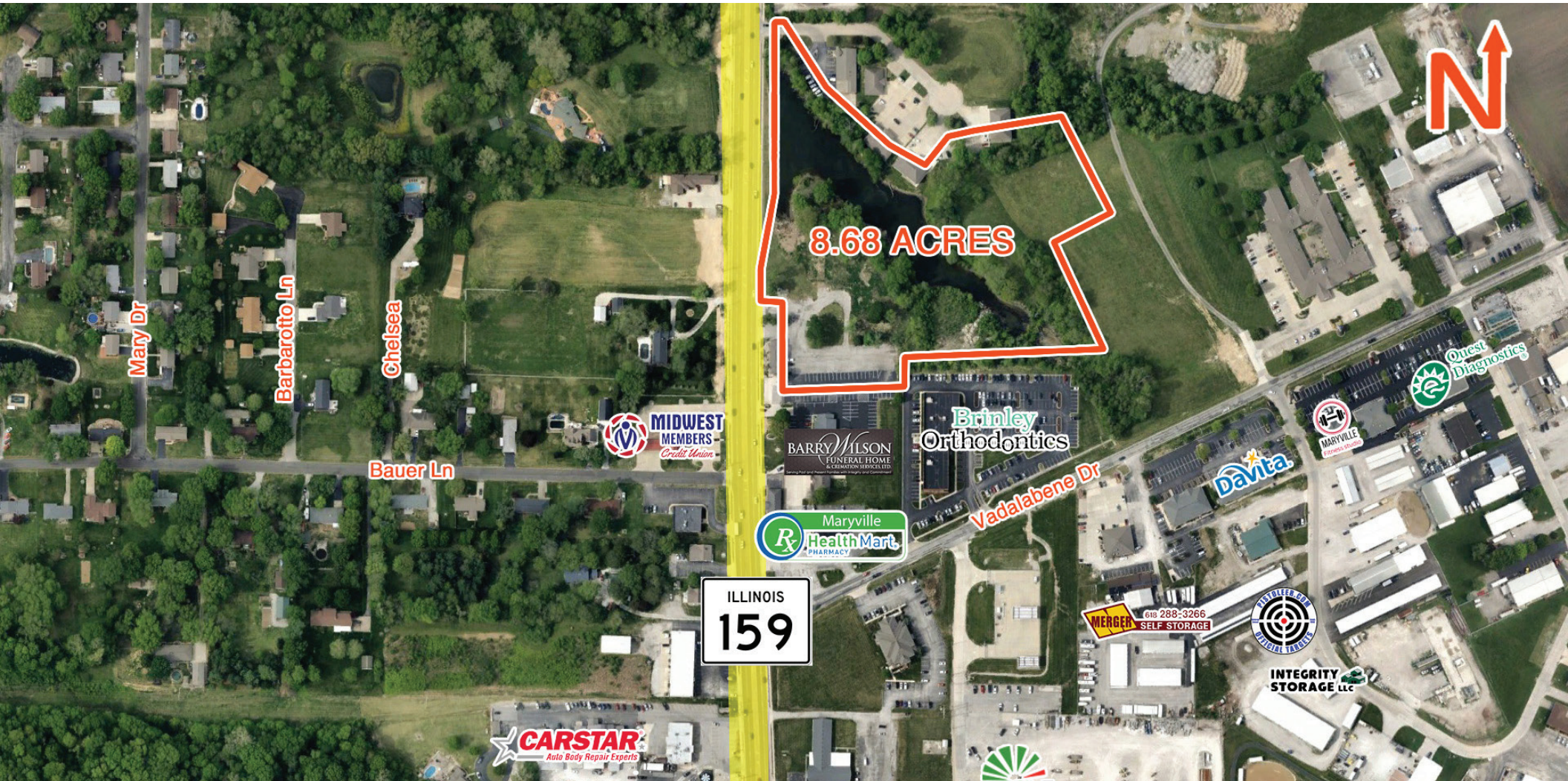


8.68 ACRES OF COMMERCIAL DEVELOPMENT

2822 North Center Street, Maryville, IL 62062



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

Collin Fischer - CCIM

Principal

Cell: (618) 420-2376

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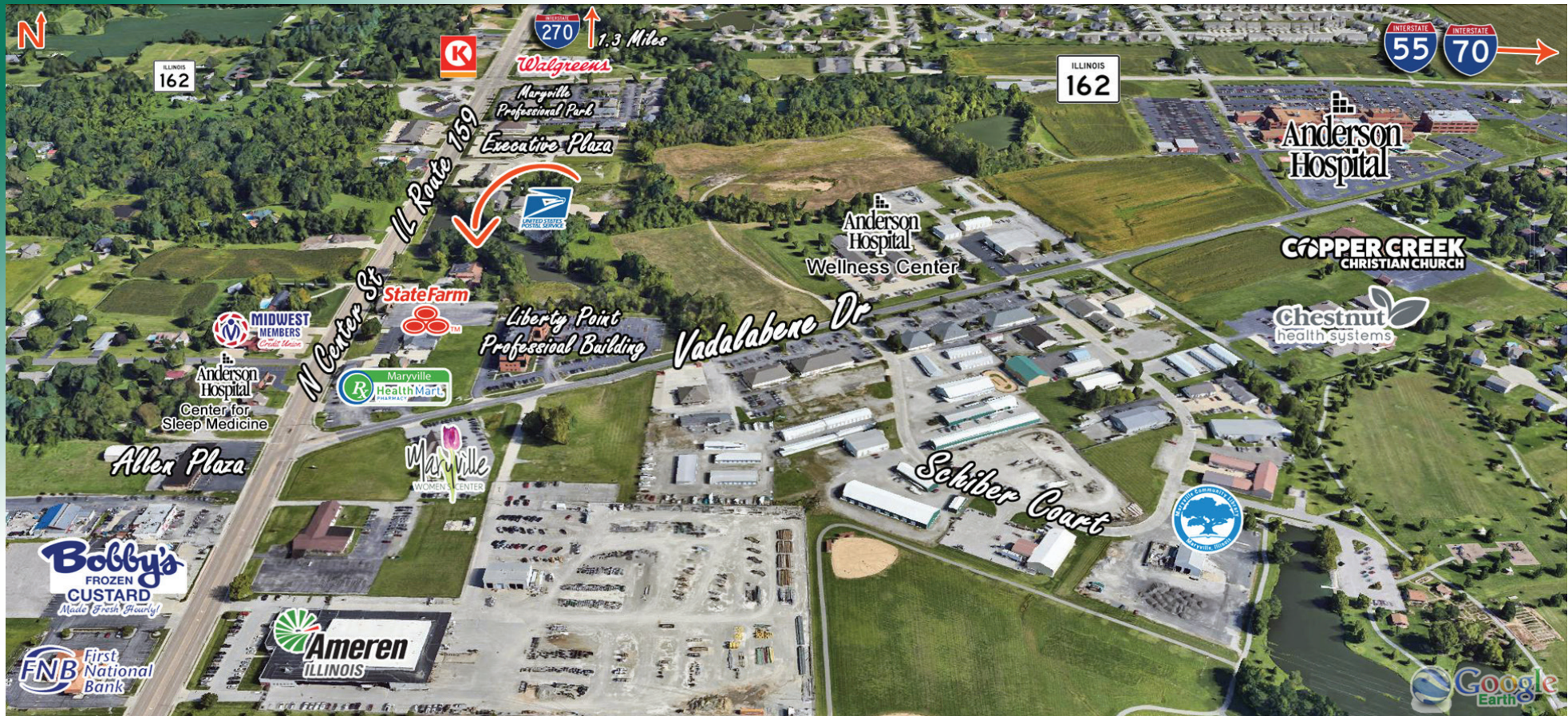
collinf@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

2822 North Center Street, Maryville, IL 62062



LOCATION OVERVIEW

Great commercial potential in the heart of Maryville and only 5 minutes from either interstate, I-55 or I-270



FRONTAGE: 625'
DEPTH: 700'



I-55, I-70,
I-270



B-1 COMMUNITY
BUSINESS ZONING



18,000 ADT

LAND PROPERTY SUMMARY

2822 N. CENTER ST, MARYVILLE, IL 62062

LISTING # 814

LOCATION DETAILS:

Parcel #: 13-1-21-02-00-000-012.003; 13-2-21-02-04-401-001
County: IL - Madison

PROPERTY OVERVIEW:

Lot Size: 8.68 Acres
Min Divisible Acres: 8.68
Max Contig Acres: 8.68
Frontage: 625'
Depth: 700'
Land Status: Available
Topography: Mostly Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-270
Airport Access: -

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 18,000
Taxes: \$9,027.00
Tax Year: -



SALE INFORMATION:

Sale Price: \$1,500,000
Price / Acre: \$172,811
\$/SF (Land): \$3.97

UTILITY INFO:

Water Provider: Maryville
Water Location: Across IL 159
Sewer Provider: Village of Maryville
Sewer Location: Across IL 159
Gas Provider: Ameren IL
Gas Location: -
Electric Provider: Southwestern Electric
Electric Location: On Site

PROPERTY DESCRIPTION:

Easily accessible from I-55/70 and I-270. Property is in a TIF

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