

# FOR SALE

# 25.03 ACRES INDUSTRIAL LAND

2000, 2001 & 2050 Broadway, East St. Louis, IL 62207



## BARBERMURPHY

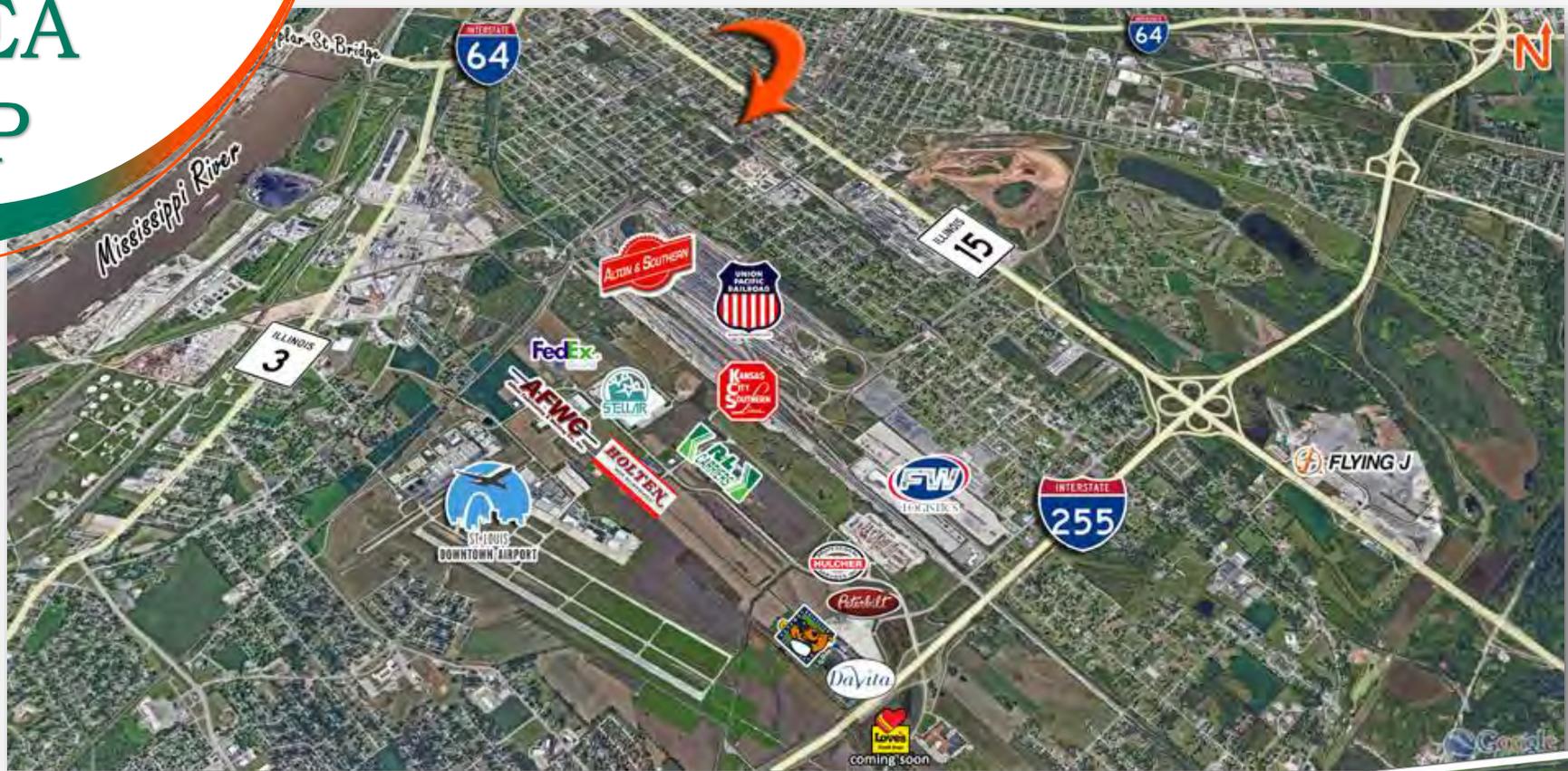
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# AREA MAP



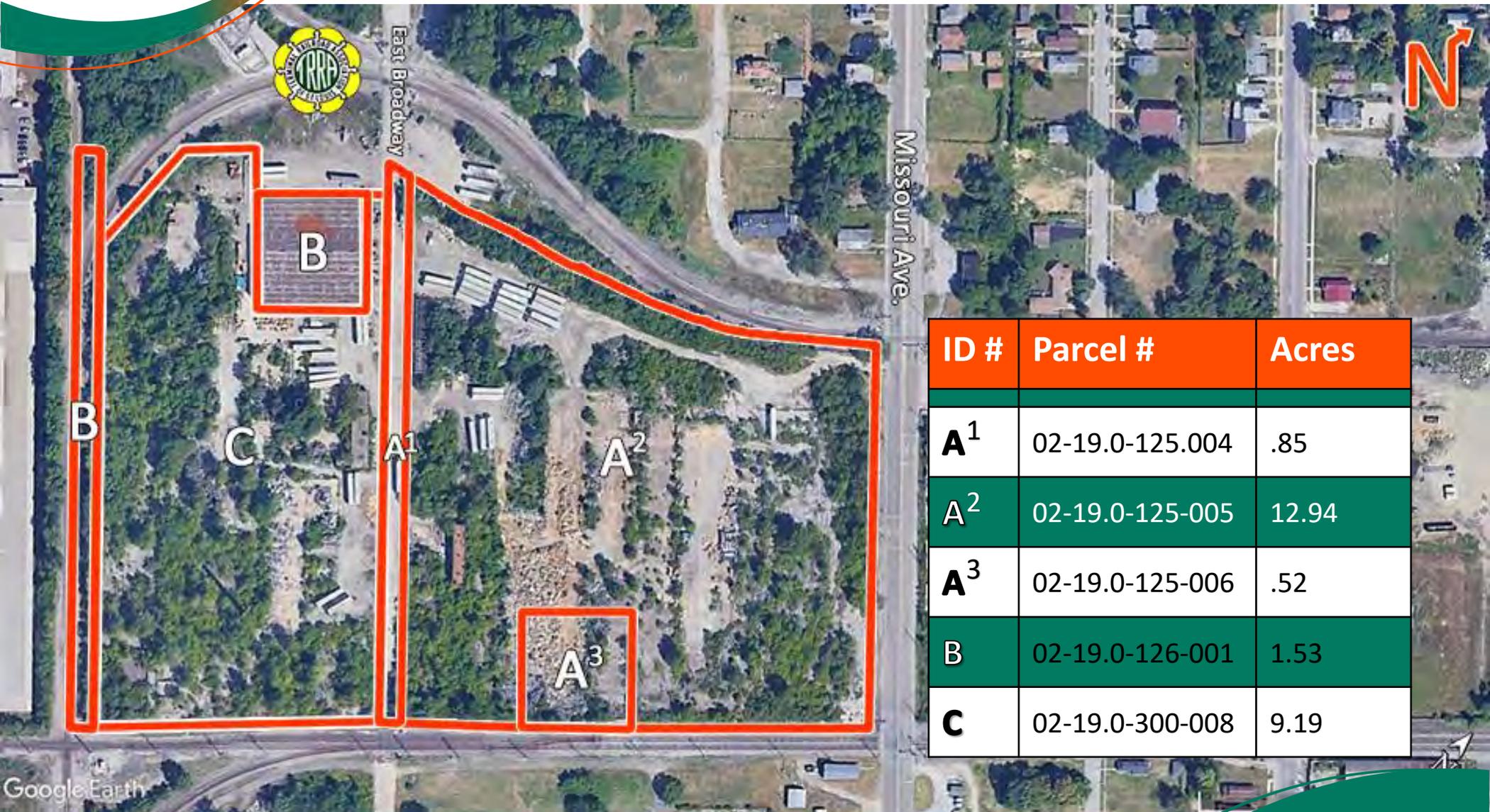
## PROPERTY SUMMARY

- All Utilities on Site
- Zoned Industrial
- Terminal Railroad Adjacent
- Located in a TIF District & Enterprise Zone
- Will Divide

**SALE PRICE: \$43,560/Acre**



# PARCEL MAP



ID #	Parcel #	Acres
<b>A<sup>1</sup></b>	02-19.0-125.004	.85
<b>A<sup>2</sup></b>	02-19.0-125-005	12.94
<b>A<sup>3</sup></b>	02-19.0-125-006	.52
<b>B</b>	02-19.0-126-001	1.53
<b>C</b>	02-19.0-300-008	9.19

**Listing No:** 2589/2691

**Total Acres Available:** 25.30  
**Min Divisible Acres:** 0.52

**Land**

**LAND MEASUREMENTS:**

**Acres:** 25.30  
**Frontage:** 608 FT  
**Depth:** 831 FT  
**Subdivide Site:** Yes

**Industrial**

2001 - 2050 Broadway Land  
2050 Broadway  
East St. Louis, IL 62207

**TRANSPORTATION :**

**Interstate:** 1.44 to I-64  
**Rail:** Adjacent  
**Barge:** 2 Miles  
**Airport:** 15 Miles

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$1,102,068  
**Sale Price/Acre:** \$43,560  
**Sale Price/SF:** \$1.00



**LEASE INFORMATION:**

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

**PROPERTY INFORMATION:**

<b>Parcel No:</b> *See parcel map	<b>TIF:</b> Yes	<b>Property Tax:</b> \$11,697.78
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> Yes	<b>Tax Year:</b> 2021
<b>Zoning:</b> Industrial	<b>Survey:</b> No	
<b>Zoning By:</b> East St. Louis	<b>Environmental:</b> No	<b>Traffic Count:</b> 7,000
<b>Complex:</b> N/A	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**Comments**

Rail Adjacent and 3 phase electrical available.  
Fronts on Missouri Ave. (Hwy 15).

**UTILITY INFORMATION**

<b>Water Provider:</b> IL American Water	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> Metro East Sanitary District	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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