

# 38 Acres > Commercial Land for Sale

5500 Bluffview Commerce Park Drive, Glen Carbon, Illinois 62034



**BARBERMURPHY**

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# AREA MAP



## PROPERTY SUMMARY

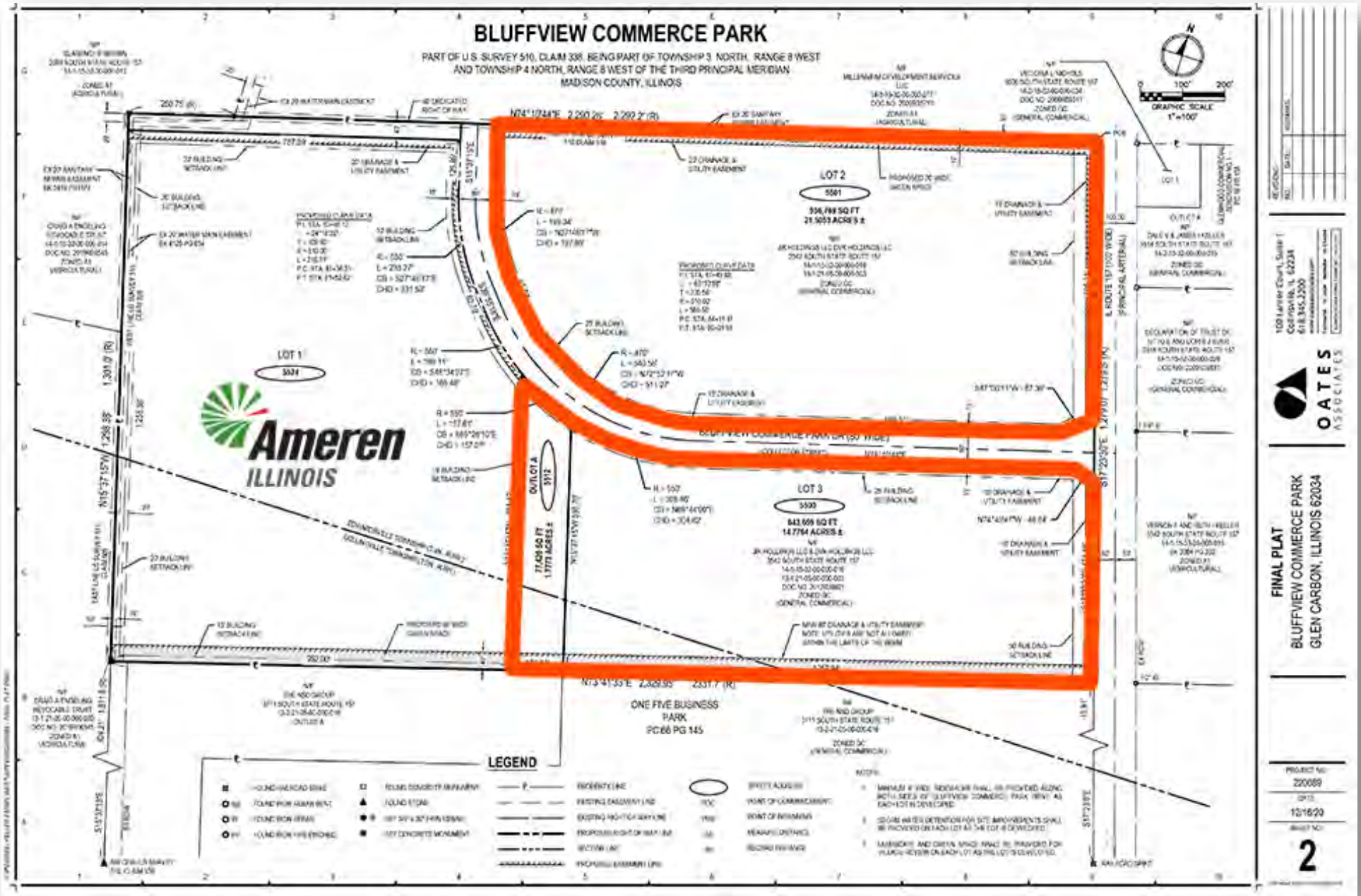
- 38 Acre Site - Will Divide
- Located near I-270/IL-157 Interchange (Exit 9)
- 2 miles from Interstate 255
- 2,000' of frontage on Rt 157
- Located in Ameren Office Development
- 2 Miles from Southern Illinois University
- All utilities on Site

**SALE PRICE: \$6,091,200**

**BARBERMURPHY**



# COMMERCIAL LAND SURVEY



**Listing No:** 2656

**Total Acres Available:** 38.07  
**Min Divisible Acres:** 1.78

**Land**

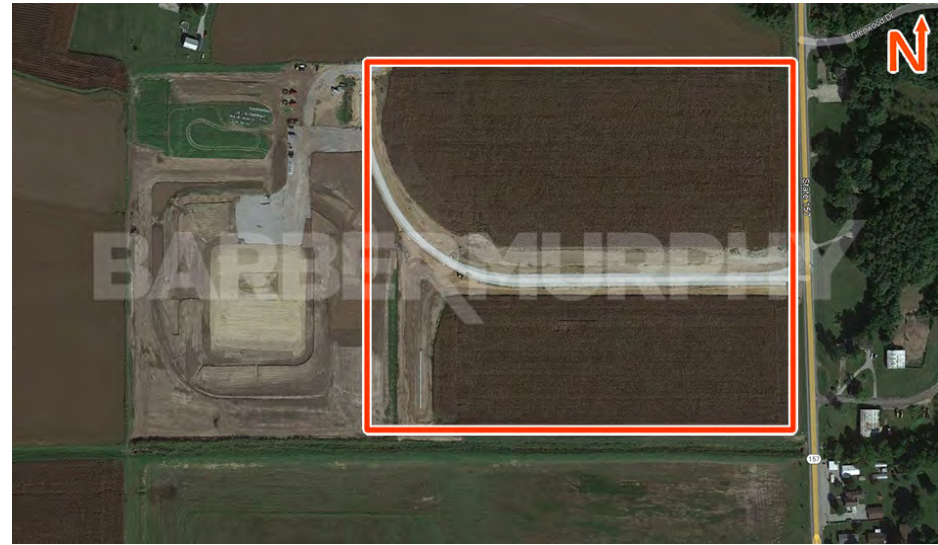
Bluffview Commerce Park  
5500 Bluffview Commerce Park  
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Glen Carbon, IL 62034

**LAND MEASUREMENTS:**

**Acres:** 38.07  
**Frontage:** 1,300 FT  
**Depth:** +/- 500 FT  
**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-270 Interchange and 2 miles from I-255  
**Rail:** No  
**Barge:** No  
**Airport:** No



**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$6,091,200  
**Sale Price/Acre:** \$160,000  
**Sale Price/SF:** \$3.67

**LEASE INFORMATION:**

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

**Comments**

Excellent location next to I-270 and Hwy 157 Interchange. 2 Miles from I-255 and Southern Illinois University. Lighted interchange at entrance off IL Route 157.

**PROPERTY INFORMATION:**

**Parcel No:** 14-2-15-32-00-000-43, 14-2-15-32-00-000-044, 14-2-15-32-00-000-45  
**County:** Madison  
**Zoning:** General Commercial  
**Zoning By:** Glen Carbon  
**Complex:** Commerce Park

**TIF:** No  
**Enterprise Zone:** No  
**Survey:** Yes  
**Environmental:** No  
**Archaeological:** No  
**Property Tax:** \$2,140.12  
**Tax Year:** 2021  
**Traffic Count:** 9750  
**Topography:** Flat

**UTILITY INFORMATION**

<b>Water Provider:</b>	Glen Carbon	<b>Service:</b>	<b>Location:</b>	On Site
<b>Sewer Provider:</b>	Glen Carbon	<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	<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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