

# 38.0 ACRES - COMMERCIAL ZONED - WILL DIVIDE

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



**BARBERMURPHY**  
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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

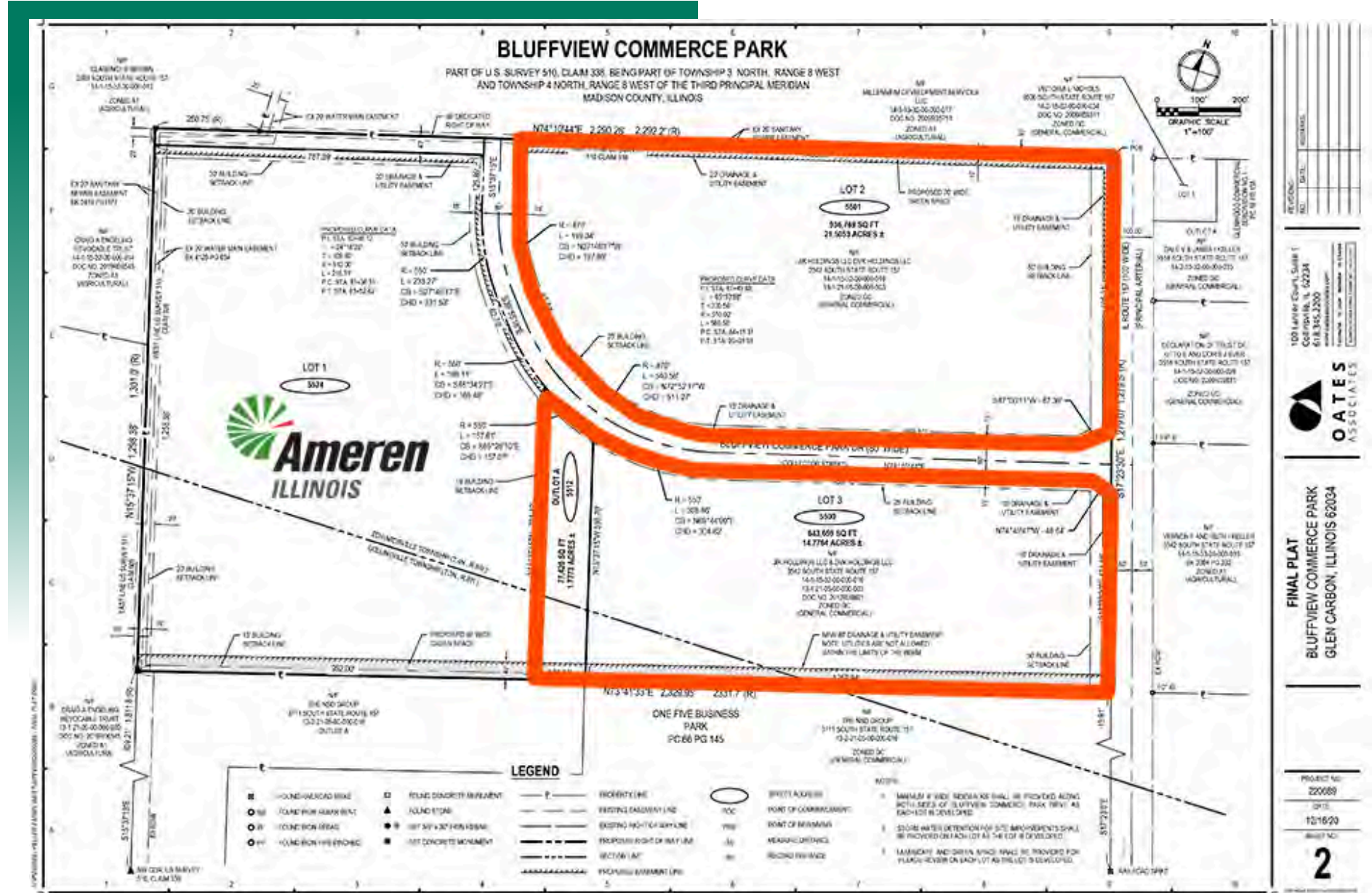
5500 Bluffview Commerce Park Dr., Glen Carbon



### LOCATION OVERVIEW

The site is near the I-270/IL-157 Interchange (Exit 9) and only 2.0 miles from I-255. Located in the Ameren Office Development. 2.0 Miles from Southern Illinois University.





## LAND PROPERTY SUMMARY

5500 BLUFFVIEW COMMERCE PARK DRIVE

**LISTING #** 2656

### LOCATION DETAILS:

**Parcel #:** 14-2-15-32-00-000-43, 14-2-15-32-00-000-044, 14-2-15-32-00-000-45  
**County:** IL - Madison  
**Zoning:** General Commercial - Glen Carb

### PROPERTY OVERVIEW:

**Lot Size:** 38.07 Acres  
**Min Divisible Acres:** 1.78  
**Max Contig Acres:** 38.07  
**Frontage:** 1300  
**Depth:** 500+/-  
**Topography:** Flat  
**Archeological:** No  
**Environmental:** No  
**Survey:** Yes

### TAX INCENTIVE ZONES:

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

### TRANSPORTATION:

**Interstate Access:** I-270 Interchange and 2 miles from I-255

### DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 9,750  
**Taxes:** \$2,140.12  
**Tax Year:** 2021



### SALE INFORMATION:

**Price / Acre:** \$160,000

### UTILITY INFO:

**Water Provider:** Village of Glen Carbon  
**Water Location:** On Site  
**Sewer Provider:** Village of Glen Carbon  
**Sewer Location:** On Site  
**Gas Provider:** Ameren IL  
**Gas Location:** On Site  
**Electric Provider:** Ameren IL  
**Electric Location:** On Site

### PROPERTY DESCRIPTION:

38 Acre Site - Will Divide. 2,000' of frontage on Rt 157. All utilities on Site