

38.7 Acres > Commercial Land for Sale

300 Harmony Drive, Edwardsville, Illinois 62025



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM
C: 314.409.7283
Steve@barbermurphy.com

Scott Muentnich
C: 618-975-0504
ScottM@barbermurphy.com

BLOCK
HAWLEY

Jeff Hawley
C: 314-974-0815
jhawley@blockhawley.com



AREA MAP



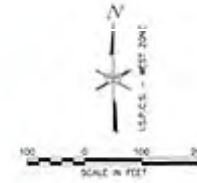
PROPERTY SUMMARY

- 38 Acre Site – Will Divide
- Located near I-270/IL-157 Interchange (Exit 9) and 2 miles from Interstate 255
- 2,000' of frontage on Rt 157

SALE PRICE: \$2,515,000

- Located adjacent to Comfort Inn and Conference Hall and the Silver Oaks Apartment Complex
- 2 Miles from Southern Illinois University
- All utilities available
- Cell tower income \$11,000 annually through 2039
- Billboard income \$1,000 annually through 2025

COMMERCIAL LAND SURVEY



REVISIONS
<p>SMS Sheppard, Morgan & Schwaab, Inc. CONSULTING ENGINEERS AND LAND SURVEYORS ENGINEERS</p>
<p>KELLER CONSTRUCTION IL RTE. 157 - BLUFF PROPERTY</p>
<p>DATE: 08/11/2015 SCALE: 1" = 100' SHEET: 1 OF 1</p>

Listing No: 2657

Total Acres Available: 38.70
Min Divisible Acres: 1.60

Land

Commercial

Harmony Lane / Hwy 157 Bluffview
 300 Harmony Lane
 Edwardsville, IL 62025

LAND MEASUREMENTS:

Acres: 38.70
Frontage: 1,600 FT
Depth: 855 IRR FT
Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-270 Interchange & Hwy 157 / 2 Miles form I-255
Rail: No
Barge: No
Airport: No



SALE INFORMATION:

For Sale: Yes
Sale Price: \$2,515,000
Sale Price/Acre: \$65,000
Sale Price/SF: \$1.49

PROPERTY INFORMATION:

Parcel No: 14-1-15-29-00-000-020-.002, 14-1-15-29-00-000-020.001, 14-1-15-29-00-000-018.005, 14-1-15-29-00-000-018	TIF: No	Property Tax: \$14,220.96
County: Madison	Enterprise Zone: Yes	Tax Year: 2021
Zoning: B2 - Basic Commercial	Survey: Yes	
Zoning By: Edwardsville	Environmental: No	Traffic Count: 14500
Complex: No	Archaeological: No	Topography: Hill with high flat ground

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

Excellent Location next to the I-270 and hwy 157 Interchange, 2 Miles from I-255 and Southern Illinois University, Seller will divide. All utilities on site. Cell Tower Income is \$11,000 annually with \$1000 increase in 2024 and then every 5th year of the lease. Lease term through 2039. Billboard income is \$1000 / year through 2025

UTILITY INFORMATION

Water Provider: Edwardsville	Service:	Location: On Site
Sewer Provider: Edwardsville	Service:	Location: On Site
Gas Provider: Ameren	Service:	Location: On Site
Electric Provider: Ameren	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

Scott Muentnich Office: (618) 277-4400 scottm@barbermurphy.com Cell: (618) 975-0504	Steve Zuber SIOR, CCIM Office: (618) 277-4400 steve@barbermurphy.com Cell: (314) 409-7283	Jeff Hawley Office: (636) 543-2904 jhawley@blockhawley.com Cell: (314) 974-0815
--	--	--