

38.7 ACRES - COMMERCIAL ZONED - WILL DIVIDE

300 Harmony Dr., Edwardsville, IL 62025



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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

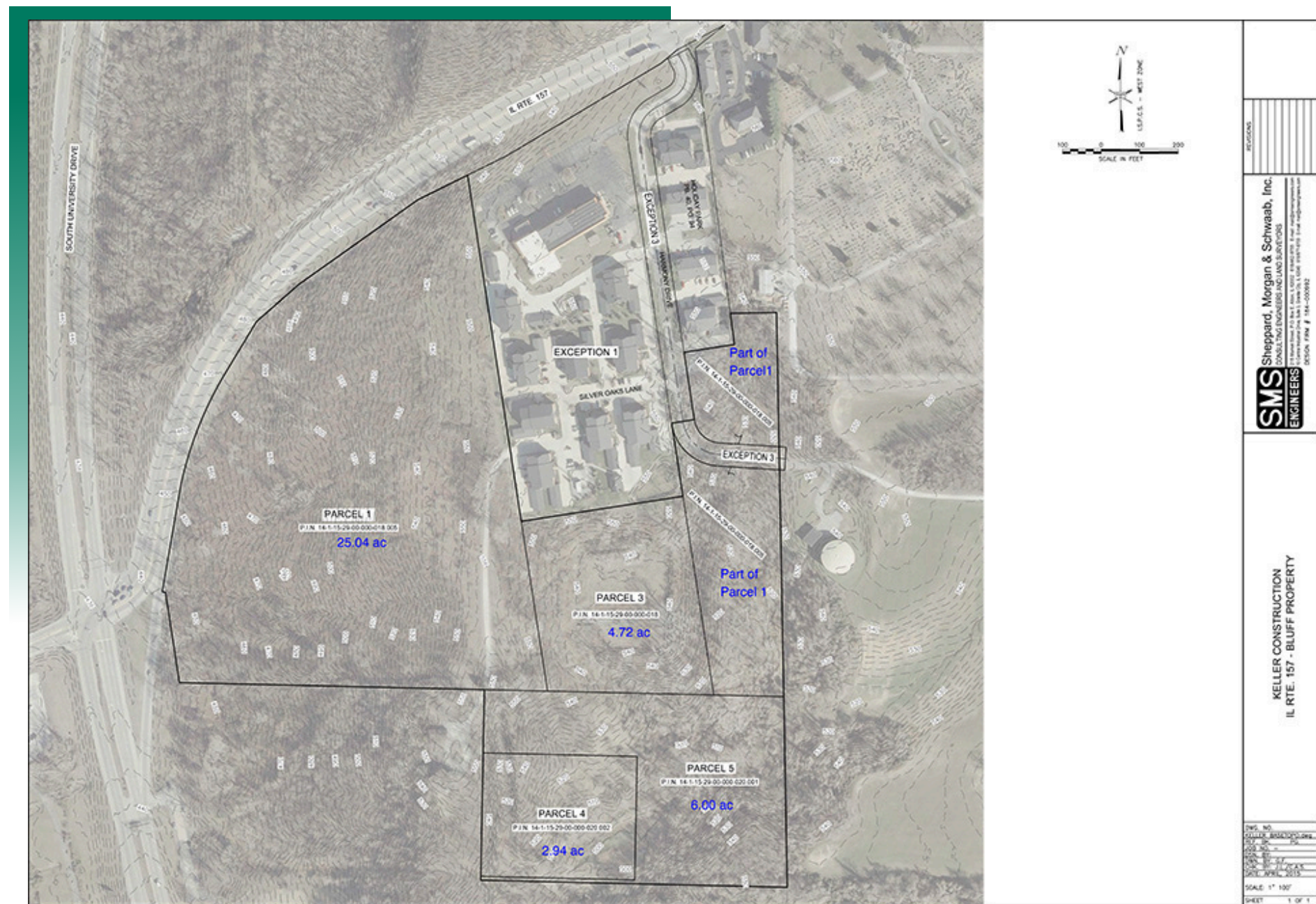
300 Harmony Dr., Edwardsville, IL



LOCATION OVERVIEW

Located near I-270/IL-157 Interchange (Exit 9) and 2 miles from I-255. Located adjacent to Comfort Inn and Conference Hall and the Silver Oaks Apartment Complex. 2 Miles from Southern Illinois University

300 Harmony Dr., Edwardsville, IL



LAND PROPERTY SUMMARY

3200 SOUTH STATE ROUTE 157

LISTING # 2657

LOCATION DETAILS:

Parcel #: 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-
County: IL - Madison
Zoning: B2 - Basic Commercial

PROPERTY OVERVIEW:

Lot Size: 38.70 Acres
Min Divisible Acres: 1.6
Max Contig Acres: 38.7
Frontage: 1600
Depth: 855 IRR
Topography: Hill with high flat ground
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-270

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 14,500
Taxes: \$14,220.96
Tax Year: 2021



SALE INFORMATION:

Price / Acre: \$65,000

UTILITY INFO:

Water Provider: City of Edwardsville
Water Location: On Site
Sewer Provider: City of Edwardsville
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. 1600' of frontage on Rt 157. All utilities available