

# 146+/- ACRES - COMMERCIAL ZONED - WILL DIVIDE

140 Wilma Dr., Maryville IL 62062



**BARBERMURPHY**  
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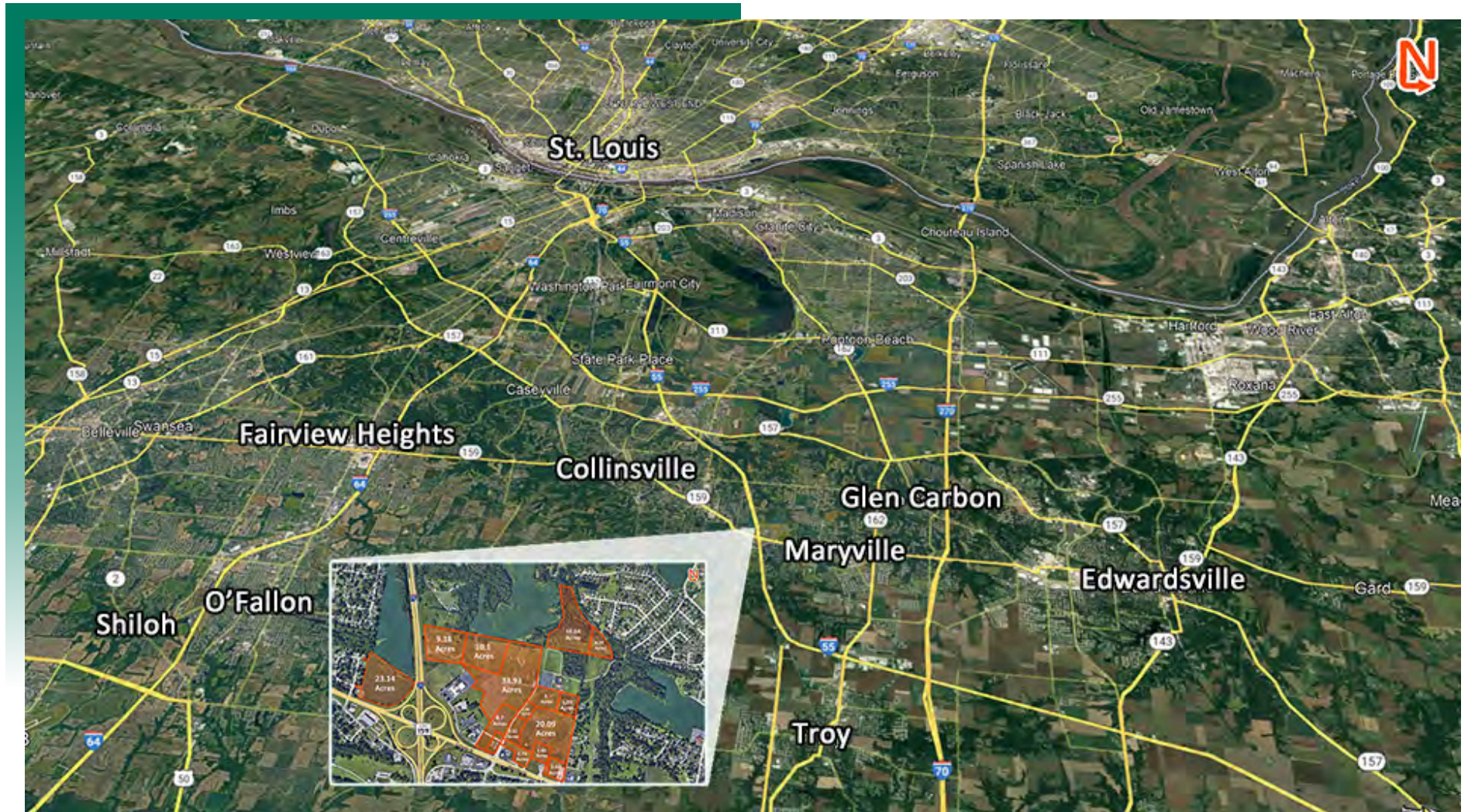
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## AREA MAP

140 Wilma Dr., Maryville, IL



### LOCATION OVERVIEW

Excellent interstate access and well positioned within demographically attractive communities.



# LAND PROPERTY SUMMARY

140 WILMA DRIVE

**LISTING #** 2655

## LOCATION DETAILS:

**Parcel #:** 13-1-21-14-00-000-002.001, Additional parcel numbers by request.  
**County:** IL - Madison  
**Zoning:** B2 - Maryville

## PROPERTY OVERVIEW:

**Lot Size:** 146.0 Acres  
**Min Divisible Acres:** 1  
**Max Contig Acres:** 146  
**Frontage:** Varies per Lot  
**Depth:** Varies per Lot  
**Land Status:** Vacant  
**Topography:** Flat Ground  
**Archeological:** No  
**Environmental:** No  
**Survey:** Yes

## TAX INCENTIVE ZONES:

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

## TRANSPORTATION:

**Interstate Access:** I-55 Interchange & Route 159 / 5 Miles form I-255

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 45,000 Interstate 55/70 & 15,800 Route 159



## SALE INFORMATION:

**Price / Acre:** \$72,000

## UTILITY INFO:

**Water Provider:** Maryville  
**Water Location:** On Site  
**Sewer Provider:** Maryville  
**Sewer Location:** On Site  
**Gas Provider:** Ameren  
**Gas Location:** On Site  
**Electric Provider:** Ameren  
**Electric Location:** On Site

## PROPERTY DESCRIPTION:

146+/- acre development site - will divide. Development plans and infrastructure drawings available. TIF District, Enterprise Zone and Business District Incentives available. Zoning flexible - Please contact broker for more information regarding commercial, light industrial