

+/-146 ACRES ZONED COMMERCIAL- WILL DIVIDE

140 Wilma Drive, Maryville, IL 62062



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



PROPERTY SUMMARY

- Will divide
- All utilities to the site
- Incentives available
- Development plans and infrastructure drawings available
- Excellent interstate access and well positioned within demographically attractive communities
- TIFF District, Enterprise Zone, Business District Incentives available
- Zoning flexible - Please contact broker for more information regarding commercial, light industrial or multifamily

SALE PRICE: \$72,000/Acre

BARBERMURPHY

Listing No:

2655

Land

Commercial

140 Wilma Drive

Maryville, IL 62234

Total Acres Available:

+/-146.00

Min Divisible Acres:

1.00

LAND MEASUREMENTS:

Acres:

146.00

Frontage:

Varies FT

Depth:

Varies FT

Subdivide Site:

Yes

TRANSPORTATION :

Interstate:

I-55/70 Interchange & Highway 159

Rail:

No

Barge:

No

Airport:

No



SALE INFORMATION:

For Sale:

Yes

Sale Price:

Sale Price/Acre:

\$72,000

Sale Price/SF:

LEASE INFORMATION:

For Lease:

No

Lease Rate:

Lease Term:

Comments

• Development details available upon request.

• \$72,000/Acre undivided pricing

• Contact broker for subdivided pricing

• TIF District, Enterprise Zone, Business District incentives available

• Parcel list available upon request

• Zoning flexible contact broker regarding commercial, light industrial, and multifamily

PROPERTY INFORMATION:

Parcel No:

13-1-21-14-00-000-002.001, Parcel numbers available upon request.

TIF:

Yes

Property Tax:

County:

Madison

Enterprise Zone:

Yes

Tax Year:

2021

Zoning:

B1 Commercial

Survey:

Yes

Environmental:

No

Traffic Count:

45,000 Interstate 55/70 & 15,800 Highway 159

Zoning By:

Maryville

Archaeological:

No

Topography:

Flat Ground

Complex:

Maryville Town Center

UTILITY INFORMATION

Water Provider:

Maryville

Service:

Yes

Location:

On Site

Sewer Provider:

Maryville

Service:

Yes

Location:

On Site

Gas Provider:

Ameren

Service:

Yes

Location:

On Site

Electric Provider:

Ameren

Service:

Yes

Location:

On Site

Telecom Provider:

Charter / ATT

Service:

Yes

Location:

On Site

Listing Broker(s)

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