+/-146 ACRES ZONED COMMERCIAL- WILL DIVIDE

140 Wilma Drive, Maryville, IL 62062





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

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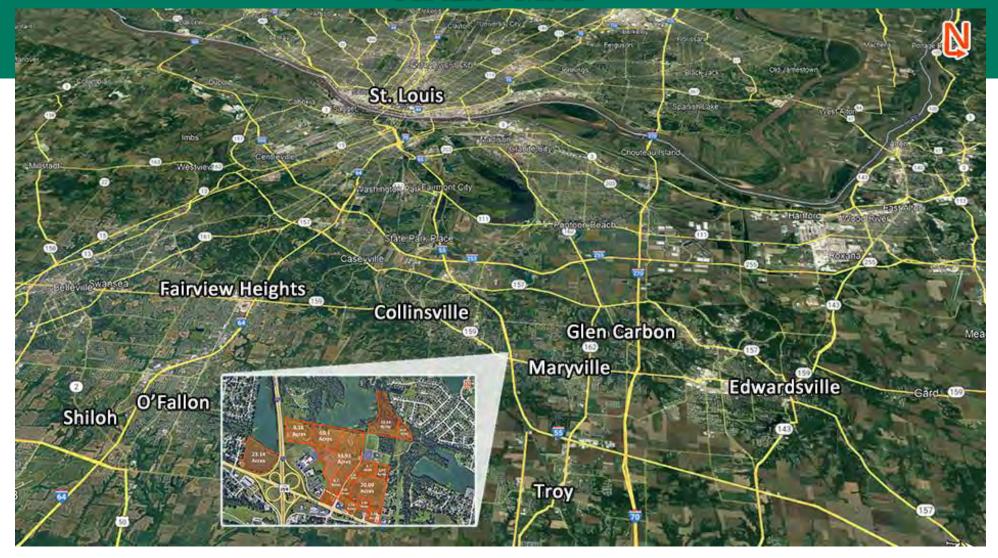
Jeffery Hawley C: 314.974.0815 jhawley@blockhawley.com







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





Listing No: 2655

Land

Commercial

140 Wilma Drive Maryville, IL 62234

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

Total Acres Available: +/-146.00 Min Divisible Acres: 1.00

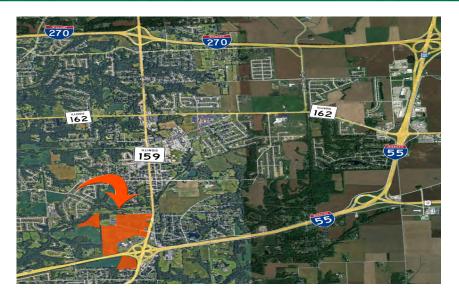
LAND MEASUREMENTS:

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



Yes

Property

Tax:

PROPERTY INFORMATION:

Parcel No: 13-1-21-14-00-000-002.001, Parcel numbers

available upon request.

County: Madison Enterprise Yes Tax Year: 2021

TIF:

Zone:

Zoning: B1 Commercial Survey: Yes

Zoning By: Maryville Environmental: No Traffic

Count: & 15,800 Highway 159

Complex: Maryville Town Center Archaeological: No Topography: Flat Ground

UTILITY INFORMATION

Yes On Site Water Provider: Maryville Service: Location: On Site **Sewer Provider:** Maryville Service: Yes Location: Gas Provider: Ameren Service: Yes Location: On Site On Site **Electric Provider:** Ameren Service: Yes Location: **Telecom Provider:** Charter / ATT Service: Yes Location: On Site

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 Jeffery Hawley Block Hawley jhawley@blockhawley.com Cell: (314) 974-0815

45,000 Interstate 55/70