

# 1.3 ACRE CORNER REDEVELOPMENT SITE

1801 N. Illinois St. (Route 159), Swansea, IL 62226



## BARBERMURPHY

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# AREA MAP & PROPERTY SUMMARY



- 1.3 Acre Commercial Site at the corner of Route 159 (N. Illinois) & Route 161 with 433' of frontage on Rt 159
- Lighted intersection has a combined ADT of 36,000
- Full access from both thoroughfares
- Monument signage in place

**SALE PRICE: \$1,950,000**

**BARBERMURPHY**



# DEMOGRAPHICS & MARKET OVERVIEW



## HOUSEHOLDS

1 MILE: 3,614  
3 MILES: 30,479  
5 MILES: 49,569



## POPULATION

1 MILE: 7,269  
3 MILES: 62,027  
5 MILES: 103,167



## AVERAGE HH INCOME

1 MILE: \$46.5k  
3 MILES: \$56.4k  
5 MILES: \$61.1k

The Village of Swansea is centrally located in the St. Louis Metropolitan East Area, 20 minutes from downtown St. Louis via Interstate 64. Scott Air Force Base is located to the east, which is the largest employer on the IL side of the Metropolitan Area.

Swansea has an educated workforce, affordable and welcoming neighborhoods, quality local schools and quick access to area interstates.

**Listing No:** 2607

**Total Acres Available:** 1.31  
**Min Divisible Acres:** 1.31

**Land**

**LAND MEASUREMENTS:**

**Acres:** 1.31  
**Frontage:** 433 FT  
**Depth:** 170 FT  
**Subdivide Site:**

**Commercial**

**TRANSPORTATION :**

**Interstate:** I-255  
**Rail:** N/A  
**Barge:** N/A  
**Airport:** N/A

1801-1803 N Illinois Street  
 Swansea, IL 62226

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$1,950,000  
**Sale Price/Acre:**  
**Sale Price/SF:**



**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 08-15.0-101-045; 044; 043; 042; 041	<b>TIF:</b> No	<b>Property Tax:</b> \$39,102.32
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2021
<b>Zoning:</b> Planned Business	<b>Survey:</b> No	
<b>Zoning By:</b> Village of Swansea	<b>Environmental:</b> No	<b>Traffic Count:</b> 37,000
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b>

**Comments**

1.3 Acre Commercial Redevelopment Site. 433' of Frontage along IL Route 159 (N. Illinois). Tremendous visibility at the corner of IL-159 and IL 161.

**UTILITY INFORMATION**

<b>Water Provider:</b> IL American Water	<b>Service:</b>	<b>Location:</b> At Site
<b>Sewer Provider:</b> Village of Swansea	<b>Service:</b>	<b>Location:</b> At Site
<b>Gas Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> At Site
<b>Electric Provider:</b> Ameren	<b>Service:</b>	<b>Location:</b> At Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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