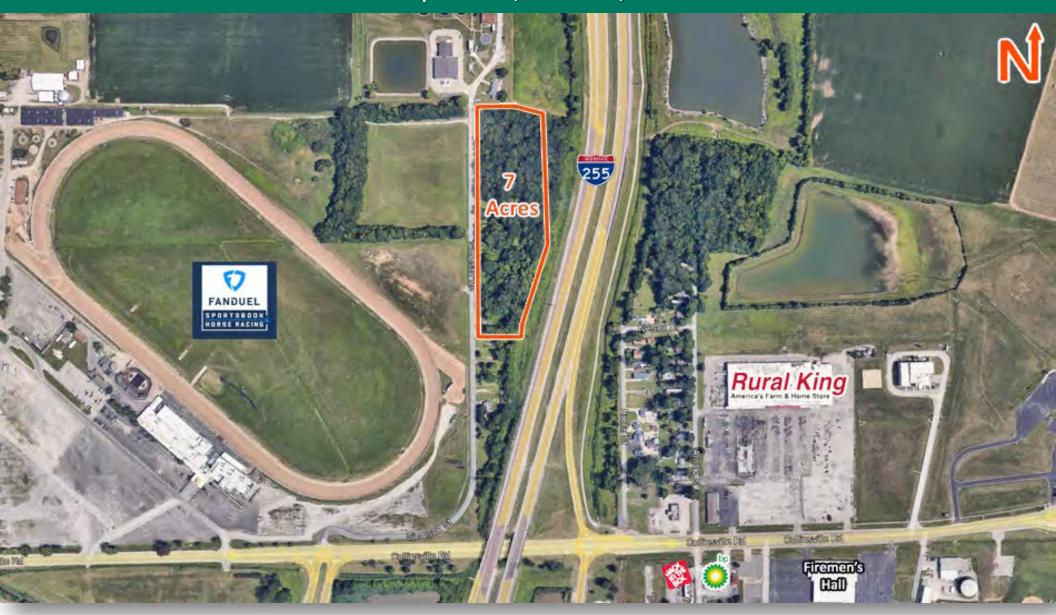
FOR SALE > 7 ACRES ZONED R-1: WILL DIVIDE

146 Simpson Road, Collinsville, Illinois 62234





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

Scott Muentnich C: 618-975-0504 ScottM@barbermurphy.com









AREA MAP



PROPERTY SUMMARY

- Directly across from new casino development
- Adjacent FanDuel Sportsbook and Horse Racing
- Excellent visibility and direct access to I-255 (Exit 24)
- Zone R-1
- Located in a TIF District

Reduced Sale Price: \$220,000

BARBERMURPHY



Listing No: 2678

Land

Land Development

146 Simpson Street Collinsville, IL 62234

SALE INFORMATION:

 For Sale:
 Yes

 Sale Price:
 \$220,000

 Sale Price/Acre:
 \$31,429

 Sale Price/SF:
 \$0.72/SF

LEASE INFORMATION:

For Lease: No

Lease Rate: Lease Term:

Comments

Excellent Visibility from I-255. Adjacent FanDuel Sportsbook and Horse Racing.

Total Acres Available: 7.00
Min Divisible Acres: Negotiable

LAND MEASUREMENTS:

 Acres:
 7.00

 Frontage:
 1,150 FT

 Depth:
 300 FT

 Subdivide Site:
 Yes

TRANSPORTATION:

Interstate: I -255 & I-55/70 within one mile
Rail: N/A
Barge: N/A
Airport: N/A



PROPERTY INFORMATION:

Parcel No: Parcel List upon request TIF: Yes Property Tax: \$1,534.32

County: Madison Enterprise Zone: No Tax Year: 2021

Zoning: R-1 **Survey**: No

Zoning By: Collinsville Environmental: No Traffic Count: 46,800 on I-255 / 7,450 on Collinsville Rd

Complex: No Archaeological: No Topography: Flat / Wooded

UTILITY INFORMATION

Water Provider: Collinsville Service: Location: On Home Site Sewer Provider: Collinsville Service: No Not On Site Location: Gas Provider: Ameren Service: No Location: Not On Site On Home Site **Electric Provider:** Service: Location: Ameren Telecom Provider: Service: Location:

Listing Broker(s)

Scott Muentnich Office: (618) 277-4400 scottm@barbermurphy.com Cell: (618) 975-0504

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