

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

146 Simpson Road, Collinsville, Illinois 62234



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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

- 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: \$300,000

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Listing No: 2678**Total Acres Available:** 7.00
Min Divisible Acres: Negotiable**Land****LAND MEASUREMENTS:**Acres: 7.00
Frontage: 1,150 FT
Depth: 300 FT
Subdivide Site: Yes**Land Development****TRANSPORTATION :**Interstate: I -255 & I-55/70 within one mile
Rail: N/A
Barge: N/A
Airport: N/A146 Simpson Street
Collinsville, IL 62234**SALE INFORMATION:**For Sale: Yes
Sale Price: \$300,000
Sale Price/Acre: \$42,857.14
Sale Price/SF: \$0.98/SF**LEASE INFORMATION:**For Lease: No
Lease Rate:
Lease Term:**PROPERTY INFORMATION:**Parcel No: Parcel List upon request
County: Madison
Zoning: R-1
Zoning By: Collinsville
Complex: No
TIF: Yes
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$1,534.32
Tax Year: 2021
Traffic Count: 46,800 on I-255 / 7,450 on Collinsville Rd
Topography: Flat / Wooded**Comments**Excellent Visibility from I-255. Adjacent
FanDuel Sportsbook and Horse Racing.**UTILITY INFORMATION**Water Provider: Collinsville
Sewer Provider: Collinsville
Gas Provider: Ameren
Electric Provider: Ameren
Telecom Provider:
Service: Location: On Home Site
Service: No Location: Not On Site
Service: No Location: Not On Site
Service: Location: On Home Site
Service: Location:**Listing Broker(s)**Scott Muentnich
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