

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: \$220,000

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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: \$220,000
Sale Price/Acre: \$31,429
Sale Price/SF: \$0.72/SF**LEASE INFORMATION:****For Lease:** No
Lease Rate:
Lease Term:**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

Comments

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

UTILITY INFORMATION

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

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