29.8 ACRES FOR SALE OR BUILD TO SUIT

Levee Road and Wanda Road., Edwardsville, IL 62025





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BUILD TO SUIT - Conceptual Plans



PROPERTY SUMMARY

- 29.8 Acres will divide
- Arco construction is the builder
- 52,000-150,000 SF build to suit available
- Build to suit pricing quoted by project
- Outdoor storage available

LAND SALE PRICE: \$1,490,000

\$50,000/Acre



Listing No: 2683

Land

Agriculture

Wanda Road & Levee Road Edwardsville, IL 62025

SALE INFORMATION:

For Sale: Yes

 Sale Price:
 \$1,490,000

 Sale Price/Acre:
 \$50,000

Sale Price/SF:

LEASE INFORMATION:

For Lease: No

Lease Rate: Lease Term:

Comments

Build to suit options available. Pricing for build to suit quoted by project. Arco construction is the builder. Total Acres Available: 29.80 Min Divisible Acres: 8.00

LAND MEASUREMENTS:

Acres: 29.80
Frontage: 1896' on Levee Road
Depth: Varies
Subdivide Site: Yes

TRANSPORTATION:

Interstate: .3 Miles from Interstate 255, exit 3

Rail: Adjacent to Norfolk Southern

Barge: N/A

Airport: N/A



No

Property Tax:

\$2,804.00

PROPERTY INFORMATION:

Parcel No: 14-1-15-18-00-000-002 & .002 & .001 TIF:

County: Madison Enterprise Zone: No Tax Year: 2021

Zoning: Agriculture Survey: No

Zoning By: Madison County Environmental: No Traffic Count: 1800 cpd Wanda Road

Complex: Sugarloaf Landscape Nursery Tree Farm Archaeological: No Topography: Flat

UTILITY INFORMATION

Water Provider: North East Central County Service: Location: Near by Sewer Provider: Edwardsville Near by Service: Location: Ameren Gas Provider: Service: Location: Near by **Electric Provider:** Ameren Service: Location: Near by

Telecom Provider: Service: Location:

Listing Broker(s)

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