

29.8 ACRES FOR SALE OR BUILD TO SUIT

Levee Road and Wanda Road., Edwardsville, IL 62025



BARBERMURPHY

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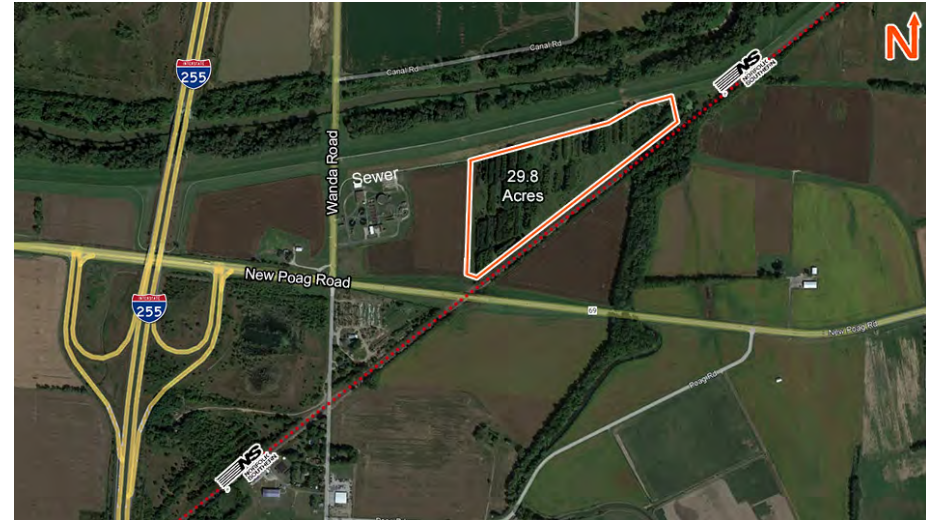




PROPERTY SUMMARY

- 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**Total Acres Available:** 29.80
Min Divisible Acres: 8.00**Land****Agriculture****Wanda Road & Levee Road
Edwardsville, IL 62025****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**PROPERTY INFORMATION:****Parcel No:** 14-1-15-18-00-000-002 & .002 & .001
County: Madison
Zoning: Agriculture
Zoning By: Madison County
Complex: Sugarloaf Landscape Nursery Tree Farm
TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$2,804.00
Tax Year: 2021
Traffic Count: 1800 cpd Wanda Road
Topography: Flat**UTILITY INFORMATION****Water Provider:** North East Central County
Sewer Provider: Edwardsville
Gas Provider: Ameren
Electric Provider: Ameren
Telecom Provider:
Service:
Service:
Service:
Service:
Location: Near by
Location: Near by
Location: Near by
Location: Near by**Listing Broker(s)**Steve Zuber SIOR, CCIM
Office: (618) 277-4400
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Office: (618) 277-4400
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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.