

LAND FOR SALE

50.08 ACRE DEVELOPMENT SITE

7308 GODFREY ROAD, GODFREY, IL 62035

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



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1173 Fortune Boulevard
Shiloh, IL 62269
618-277-4400
barbermurphy.com

PRESENTED BY:

SCOTT REICHMANN
Broker
cell: +16187918396
scottr@barbermurphy.com

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PROPERTY SUMMARY

50.08 Acre Development Site
7308 Godfrey Road | Godfrey, IL 62035



Property Summary

| | |
|----------------------|--------------------------------------|
| Listing #: | 2702 |
| APN: | 24-1-01-15-02-201-003, 004, 006, 007 |
| Price: | \$1,200,000 |
| Price / Acre: | \$23,961.66 |
| Lot Size: | 50.08 Acres |
| Min Divisible Acres: | 3.66 Acres |
| 2021 Property Tax: | \$1,592.07 |
| Zoning: | B-5 |
| Frontage & Depth: | Irregular |
| Traffic Count: | 7,362 |
| Water: | American Water/Available to site |
| Electric & Gas: | Ameren/Available to site |
| Enterprise Zone: | yes |

Property Overview

- *Parcel 24-1-01-015-02-201-003 is 11.86 acres
- *Parcel 24-1-01-015-02-201-004 is 3.66 acres
- *Parcel 24-1-01-015-02-201-006 is 8 acres
- *Parcel 24-1-01-015-02-201-007 is 26.56 acres

Price listed is the price for the entire property in one sale.
Owner is willing to subdivide. Prices will be negotiated based on amount of ground required and location.

Location Overview

Located in Godfrey, IL adjacent to Interstate 255. The property is less than a mile north of Route 111 and Highway 67.

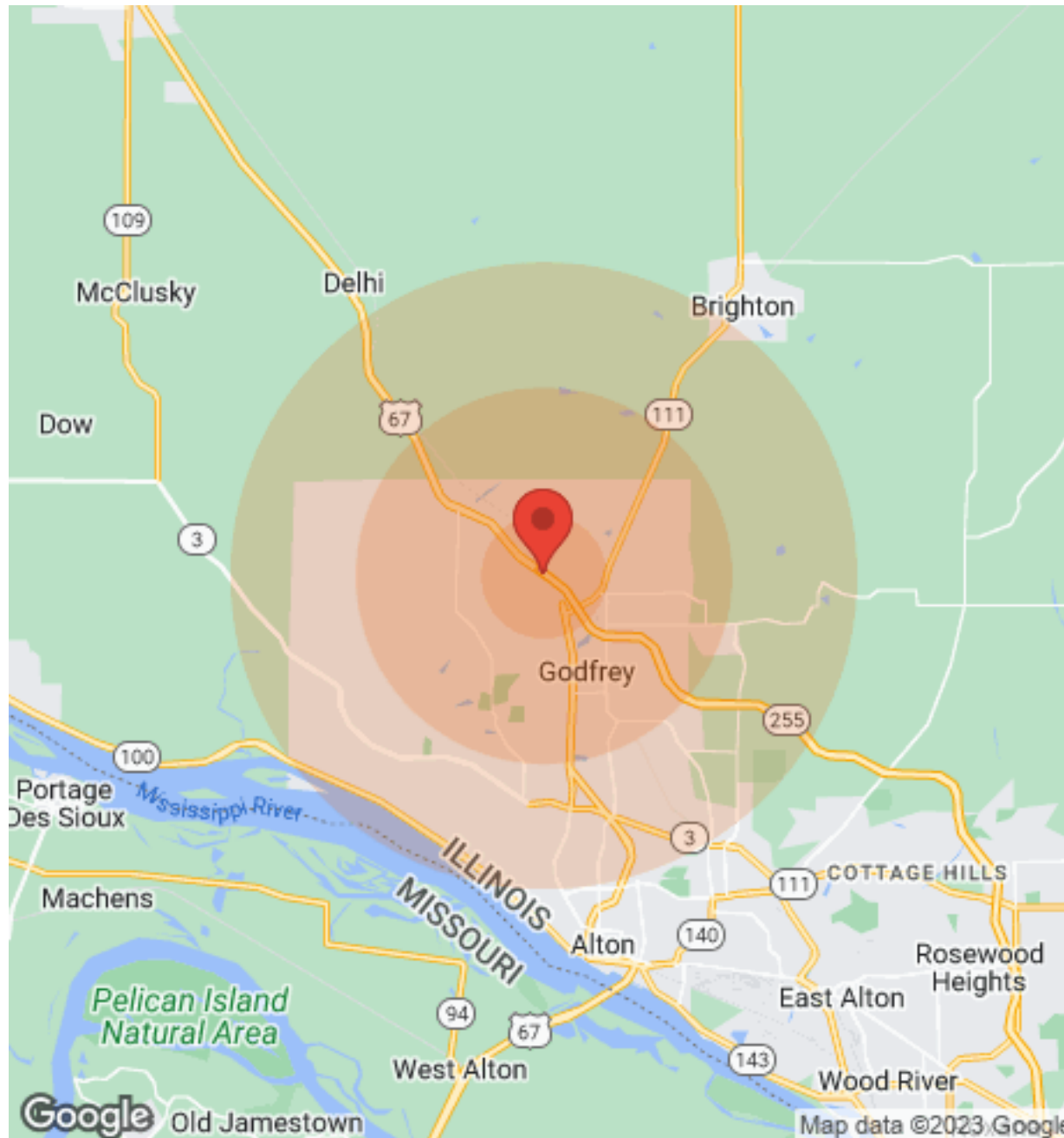
BUSINESS MAP

50.08 Acre Development Site
7308 Godfrey Road | Godfrey, IL 62035



DEMOGRAPHICS

50.08 Acre Development Site
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| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 294 | 6,002 | 14,457 |
| Female | 307 | 6,249 | 15,438 |
| Total Population | 601 | 12,251 | 29,895 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 114 | 2,014 | 5,226 |
| Ages 15-24 | 75 | 1,518 | 3,828 |
| Ages 55-64 | 64 | 1,675 | 4,010 |
| Ages 65+ | 119 | 2,581 | 5,912 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$54,267 | \$51,848 | \$48,633 |
| < \$15,000 | 15 | 387 | 1,497 |
| \$15,000-\$24,999 | 45 | 519 | 1,305 |
| \$25,000-\$34,999 | 17 | 427 | 1,132 |
| \$35,000-\$49,999 | 31 | 908 | 1,902 |
| \$50,000-\$74,999 | 68 | 990 | 2,538 |
| \$75,000-\$99,999 | 27 | 598 | 1,560 |
| \$100,000-\$149,999 | 26 | 776 | 1,545 |
| \$150,000-\$199,999 | 9 | 144 | 330 |
| > \$200,000 | 6 | 64 | 276 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 360 | 4,899 | 12,860 |
| Occupied | 342 | 4,658 | 12,030 |
| Owner Occupied | 249 | 3,905 | 9,513 |
| Renter Occupied | 93 | 753 | 2,517 |
| Vacant | 18 | 241 | 830 |