

4 Development Sites totaling 50+/- Acres

7308 Godfrey Rd., Godfrey, IL 62035



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Scott Reichmann
Broker Associate
Cell: (618) 610-1632
scottr@barbermurphy.com



AREA MAP

7308 Godfrey Rd., Godfrey, IL 62035

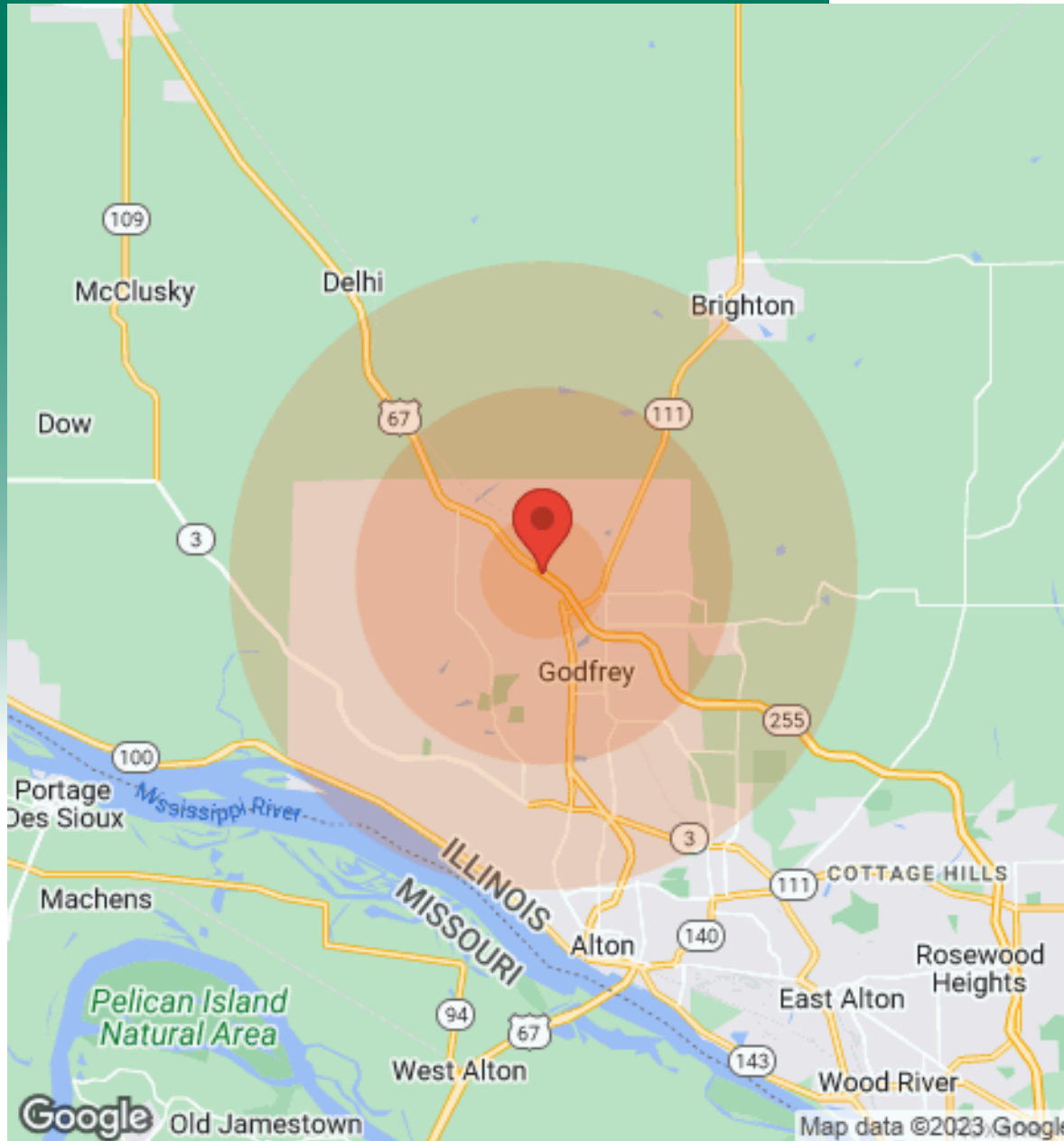


LOCATION OVERVIEW

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

DEMOGRAPHICS

7308 Godfrey Rd., Godfrey, IL 62035



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

LAND PROPERTY SUMMARY

#2702

7308 Godfrey Rd., Godfrey, IL 62035

SALE INFORMATION:

Sale Price: \$1,400,000
Sale Price/Acre: \$27,955
Sale Price/SF: \$0.64

LAND MEASUREMENTS:

Acres: 50.08 AC
Total Acres Available: 50.08 AC
Min Divisible Available: 3.66 AC
Frontage: Varies FT
Depth: Varies FT
Subdivide Site: YES

PROPERTY INFORMATION:

Parcel No: See Comments
County: Madison
Zoning: B-5
Prior Use: N/A
Traffic Count: 7,362
TIF: No
Enterprise Zone: Yes
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$1,703
Tax Year: 2022
Topography: Level



UTILITY INFORMATION:

Water Provider: American Water
Location: Available to Site
Sewer Provider:
Location:
Gas Provider: Ameren IL
Location: Available to Site
Electric Provider: Ameren IL
Location: Available to Site
Telecom Provider:
Location:

TRANSPORTATION:

Interstate: I-255
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

- * 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.



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