

4 Development Sites totaling 50+/- Acres

7308 Godfrey Rd., Godfrey, IL 62035



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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

7308 Godfrey Rd., Godfrey, IL 62035

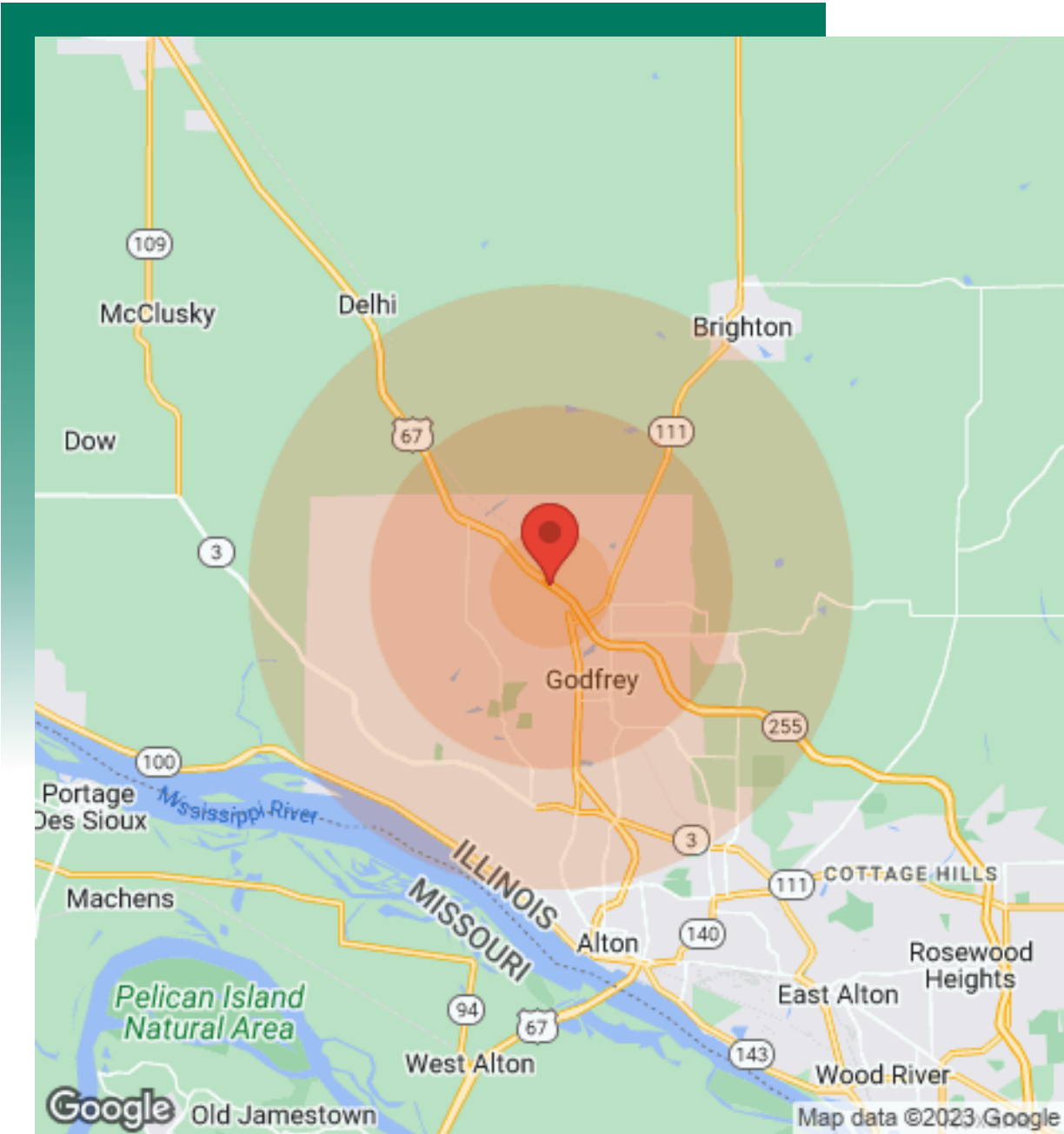


LOCATION OVERVIEW

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

7308 GODFREY ROAD

LISTING # 2702

LOCATION DETAILS:

Parcel #: 24-1-01-15-02-201-003, 004, 006, 007
County: Madison
Zoning: B-5

PROPERTY OVERVIEW:

Lot Size: 50.08 Acres
Min Divisible Acres: 3.66
Max Contig Acres: 50.08
Frontage: IRR
Depth: Varies
Topography: Level
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: Yes
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-255

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 7362
Taxes: \$1,582.61
Tax Year: 2024



SALE INFORMATION:

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

UTILITY INFO:

Water Provider: American Water
Water Location: Available to Site
Sewer Provider: None
Sewer Location: Available to Site
Gas Provider: Ameren IL
Gas Location: Available to Site
Electric Provider: Ameren IL
Electric Location: Available to Site

PROPERTY DESCRIPTION:

(4) Commercial Development Sites for Sale. Sites range in size from 3.66 Acres to 26.56 Acres. Total of all four sites is 50+ 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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