

LAND FOR SALE OR LEASE

+/- 90.6 ACRES RIVERFRONT LAND

WATER STREET, BROOKLYN, IL 62059



BARBERMURPHY

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FOR SALE OR LEASE: NEGOTIABLE

St. Louis MSA: Potential Access to Adjacent Mississippi River and Railroad

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EXPANDED AERIAL

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PROPERTY SUMMARY

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Property Summary

Listing #:	2724
Lot Size:	+/- 90.6 Acres
Price:	Negotiable
Topography:	Flat
Dimensions:	Irregular
Gas & Electric:	Ameren IL
Sewage:	Metro East
Water:	Sanitary Nearby
APN:	01020200007 & 01020200014
County:	St. Clair
Zoning:	Industrial
2021 Taxes:	\$82,090.86



Property Overview

- Adjacent to Ameren Substation with 100's of megawatts available
- Site is a former Ameren Ash pond
- 4,050 linear feet of river frontage with Riparian Rights
- Commercial industrial zoning
- (4) Mooring cells

Additional Comments

Environmental Disclosure to be presented to potential buyer and tenants: The advertised property was a former fossil-fueled generation facility and the site contains closed ash basins. These basins have been closed in accordance with all regulatory requirements and have monitoring and reporting requirements with the IEPA. Any future development of the site would need to be approved by IEPA (and potentially other regulatory agencies). On-going monitoring, reporting, and maintenance of the currently approved ash basin systems would become the responsibility of the potential purchaser or lessee, or full, unimpeded access would need to be maintained by Ameren and its contractors in a lease agreement. Illinois EPA's file(s) for Ameren's "Venice Power Plant" and "Ameren Venice Power Plant Ash Ponds" can be obtained by submitting a written request with your signature to the Freedom of Information Act (FOIA) Officer., Illinois EPA, Bureau of Land, 1021 North Grand Avenue East, P.O. box 19276, Springfield, IL 62794-9276. FOIA requests may also be submitted through the Illinois EPA's Web page: <https://sss2.illinois.gov/epa/foia/pages/default.aspx>

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