

# CRYSTAL VIEW COMMERCIAL FRONTAGE

W Main at Star Ln., Glen Carbon, IL 62034



LOTS START AT \$1.19/SF

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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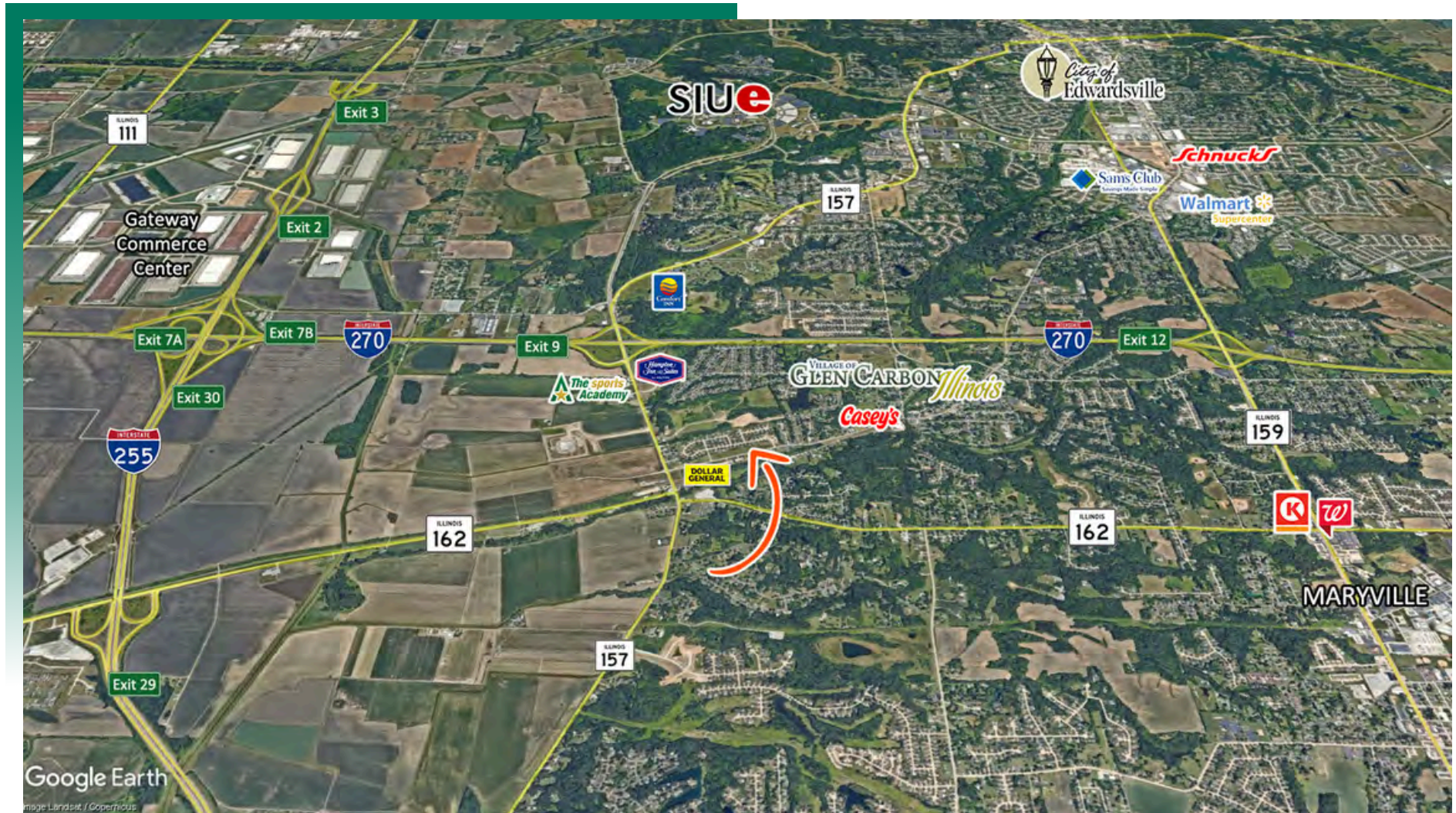


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# AREA MAP

W Main at Star Ln., Glen Carbon, IL 62034



## LOCATION OVERVIEW

Located less than 5 minutes from I-255 and I-270.



## LAND PROPERTY SUMMARY

W MAIN AT STAR LN, GLEN CARBON

**LISTING #** 2751

### LOCATION DETAILS:

Parcel #: 13-1-21-04-00-000-002.001  
County: IL - Madison  
Zoning: OP

### PROPERTY OVERVIEW:

Lot Size: 6.42 Acres  
Min Divisible Acres: 0.5  
Max Contig Acres: 3.87  
Frontage: Varies  
Land Status: Vacant  
Topography: Flat  
Archeological: No  
Environmental: No  
Survey: No

### TAX INCENTIVE ZONES:

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

### TRANSPORTATION:

Interstate Access: I-255 & I-270

### DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 5,000  
Taxes: \$14,353.44



### SALE INFORMATION:

\$/SF (Land): \$1.19 - \$5.50

### UTILITY INFO:

Water Provider: City Served  
Sewer Provider: City Served  
Gas Provider: Ameren IL  
Electric Provider: Ameren IL

### PROPERTY DESCRIPTION:

Crystal View Commercial Frontage Sites ranging from 1/2 Ac to 3.87 AC for sale. Zoned for Office Park.  
Starting at \$1.19/SF.

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