

LAND FOR SALE

# CRYSTAL VIEW COMMERCIAL FRONTAGE

W MAIN ST AT STAR LN, GLEN CARBON, IL 62034

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS



LOTS START AT \$1.19/SF

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COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269  
618.277.4400  
BARBERMURPHY.COM

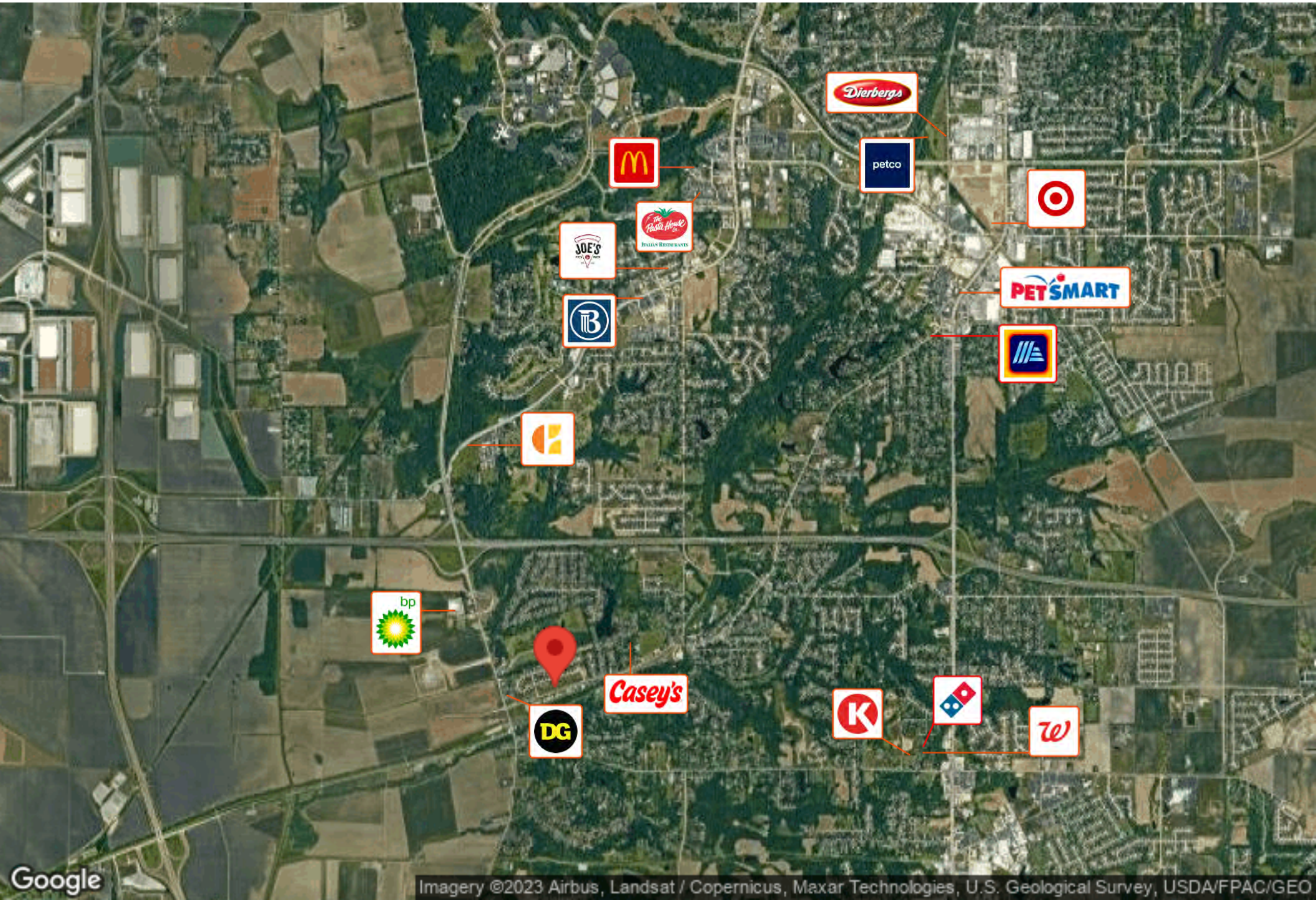
PRESENTED BY:

**COLLIN FISCHER, CCIM**  
Principal  
office: (618) 277-4400  
cell: (618) 420-2376  
collinf@barbermurphy.com

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.

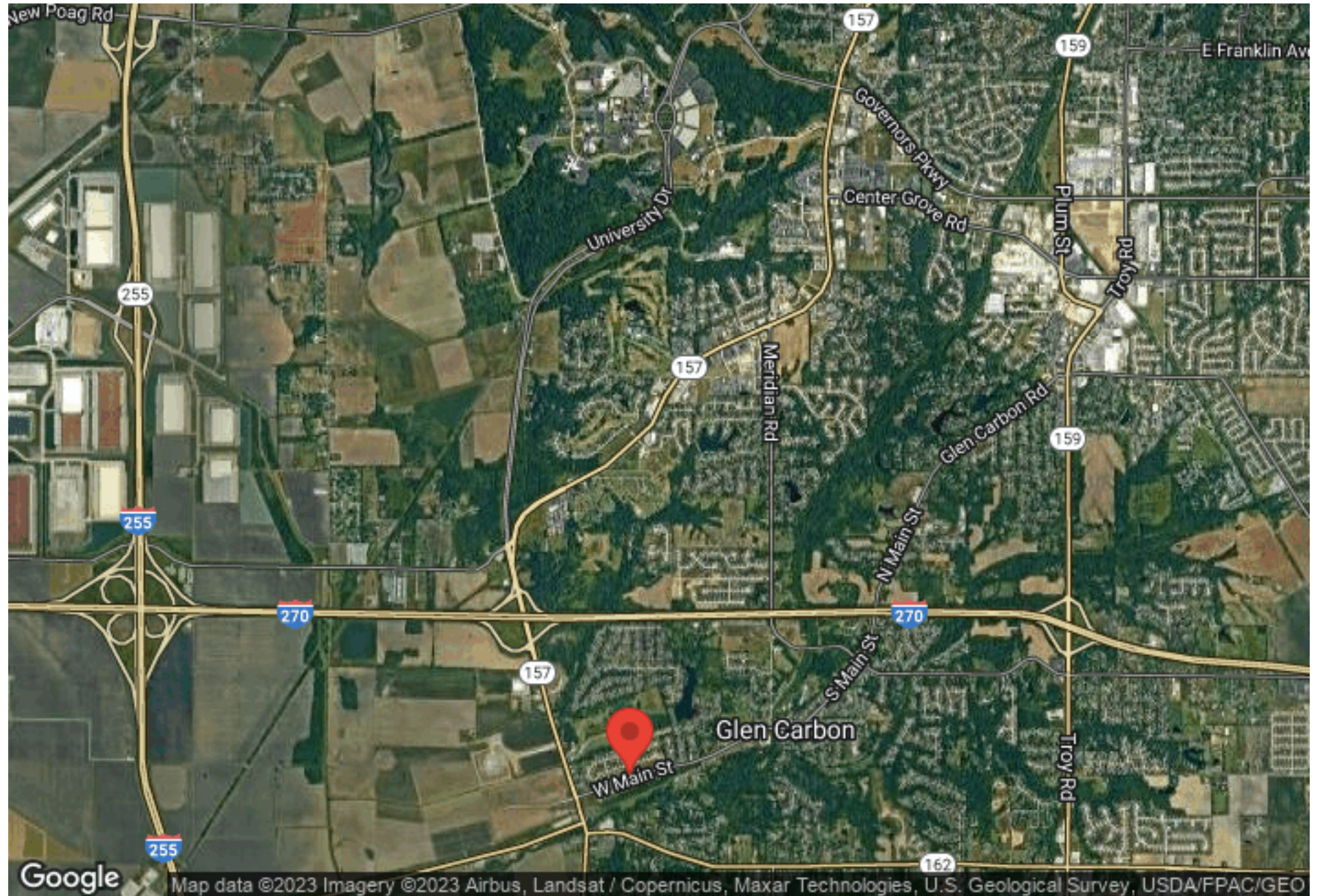
# BUSINESS MAP

W MAIN ST AT STAR LN



# AERIAL MAP

W MAIN ST AT STAR LN



# LAND PROPERTY SUMMARY

W MAIN ST AT STAR LN

## LISTING # 2757

### SALE INFO

Price: \$1.19 - \$5.50 / SF

### LAND MEASUREMENTS

Total Acres 6.42 Acres  
Min Divisible Acres: 0.5

### PROPERTY INFO

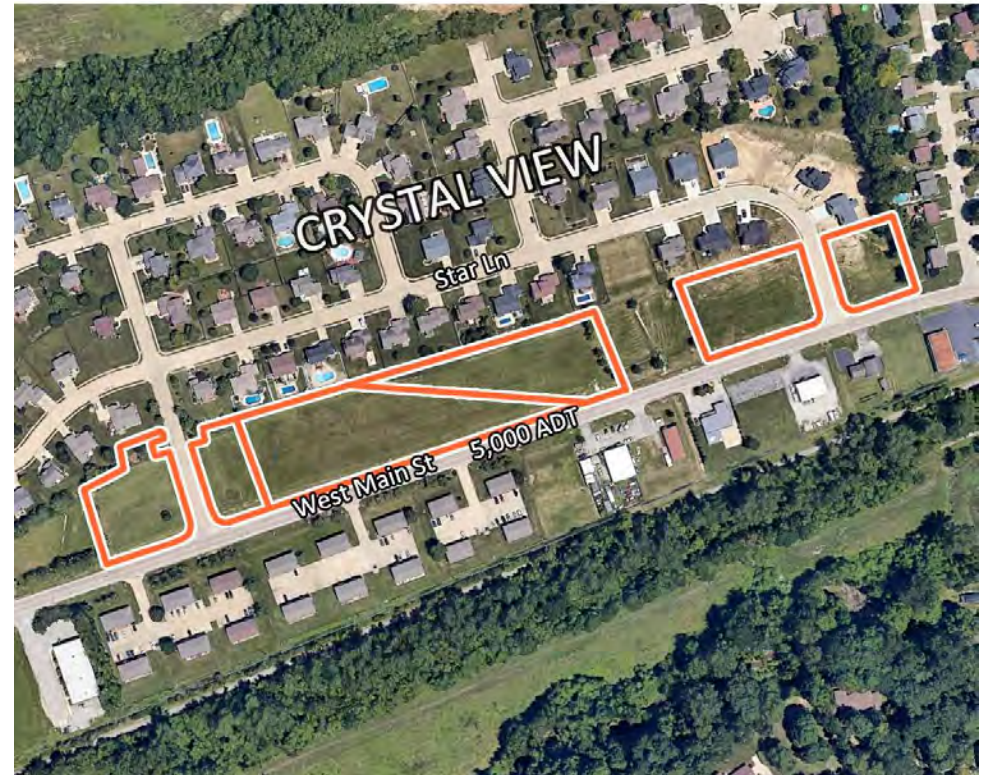
APN: 13-1-21-04-00-000-002.001  
County: IL - Madison  
Zoning: Office Park  
Topography: Flat  
Traffic Count: 5,000

### UTILITY INFO

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

### TRANSPORTATION

Interstate: I-255 and I-270



### PROPERTY DESCRIPTION

Crystal View Commercial Frontage Sites ranging from 1/2 Ac to 3.87 AC for sale. Zoned for Office Park.

### LOCATION OVERVIEW

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