

LAND FOR SALE

3.3 ACRE SINGLE FAMILY LAND WITH MULTI-FAMILY POTENTIAL

PERRYMAN AND WOODLAND DRIVE, LEBANON, IL 62254



SALE PRICE: \$288,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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BARBERMURPHY.COM

PRESENTED BY:

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Broker Associate

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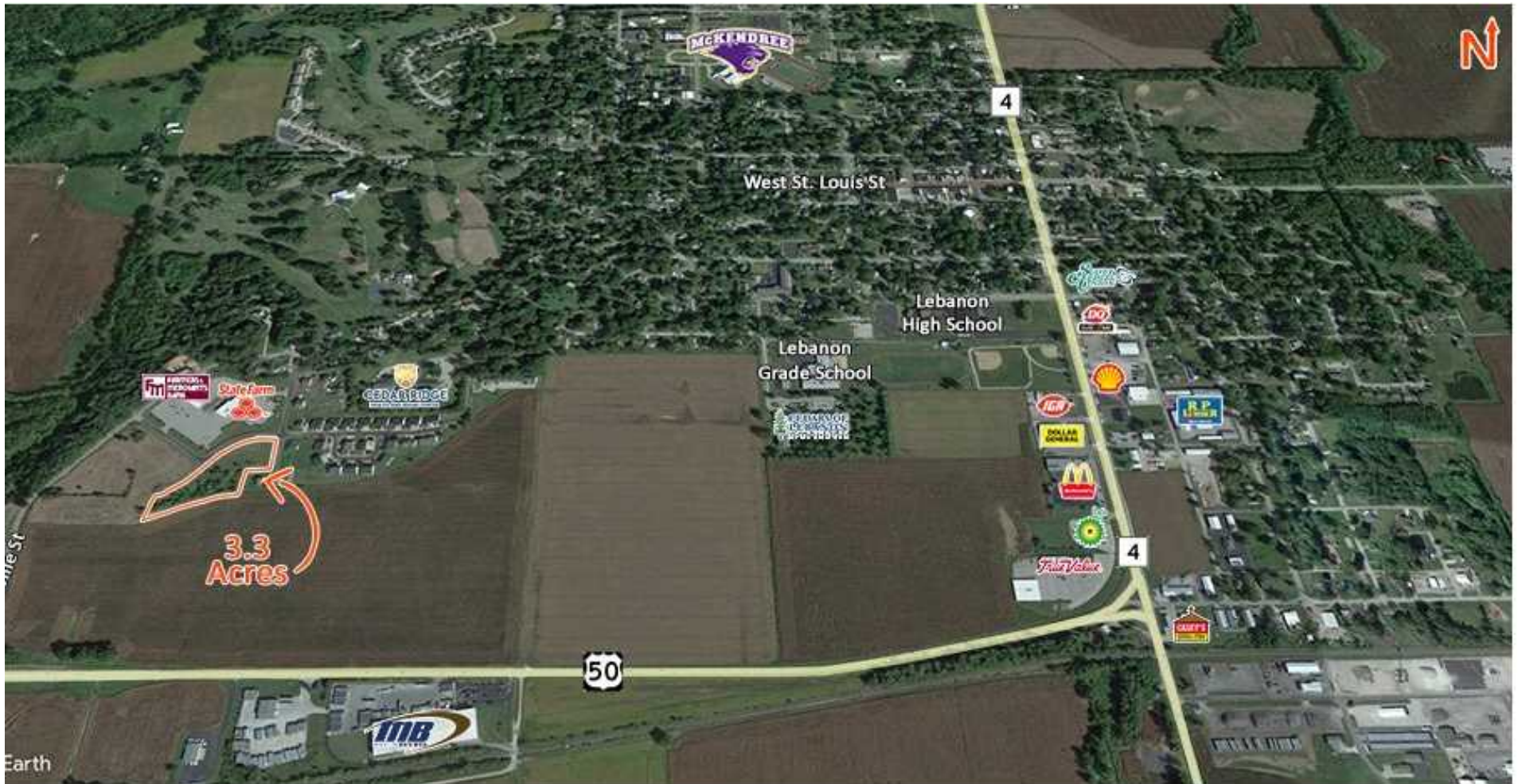
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP & PROPERTY DESCRIPTION

3.3 Acres of Single Family land with Multi-Family Opportunity
Perryman and woodland dr | Lebanon, IL 62254



PARCELS

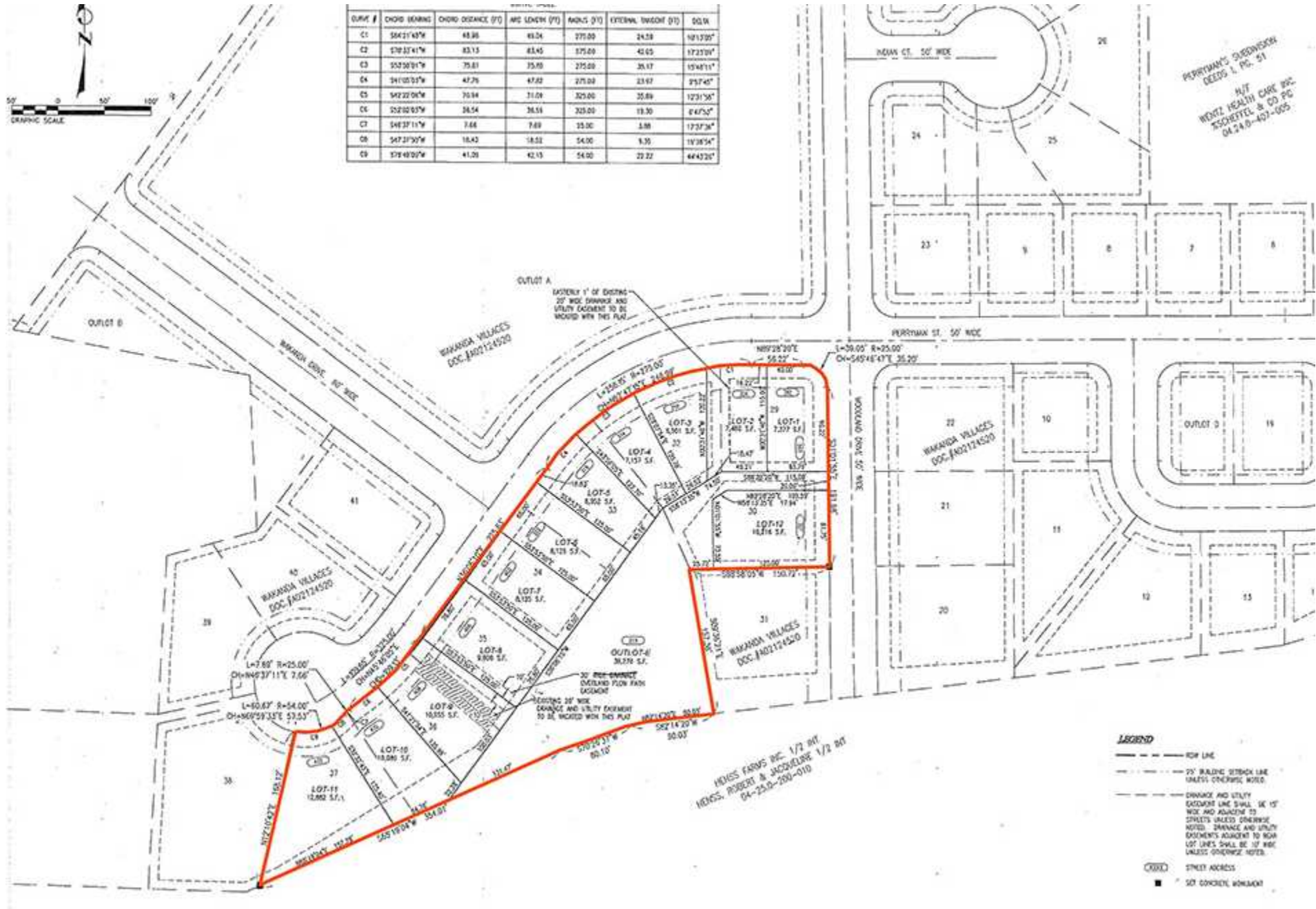
04-24-411-003,004,005,006 AND 04-25-201-014,015,016,017,018,019,020,021,022.

ADDRESSES

302,306,310,314,318,322,402,406,408,410, and 412 Perryman & 207 and 215 Woodland- Lebanon IL.

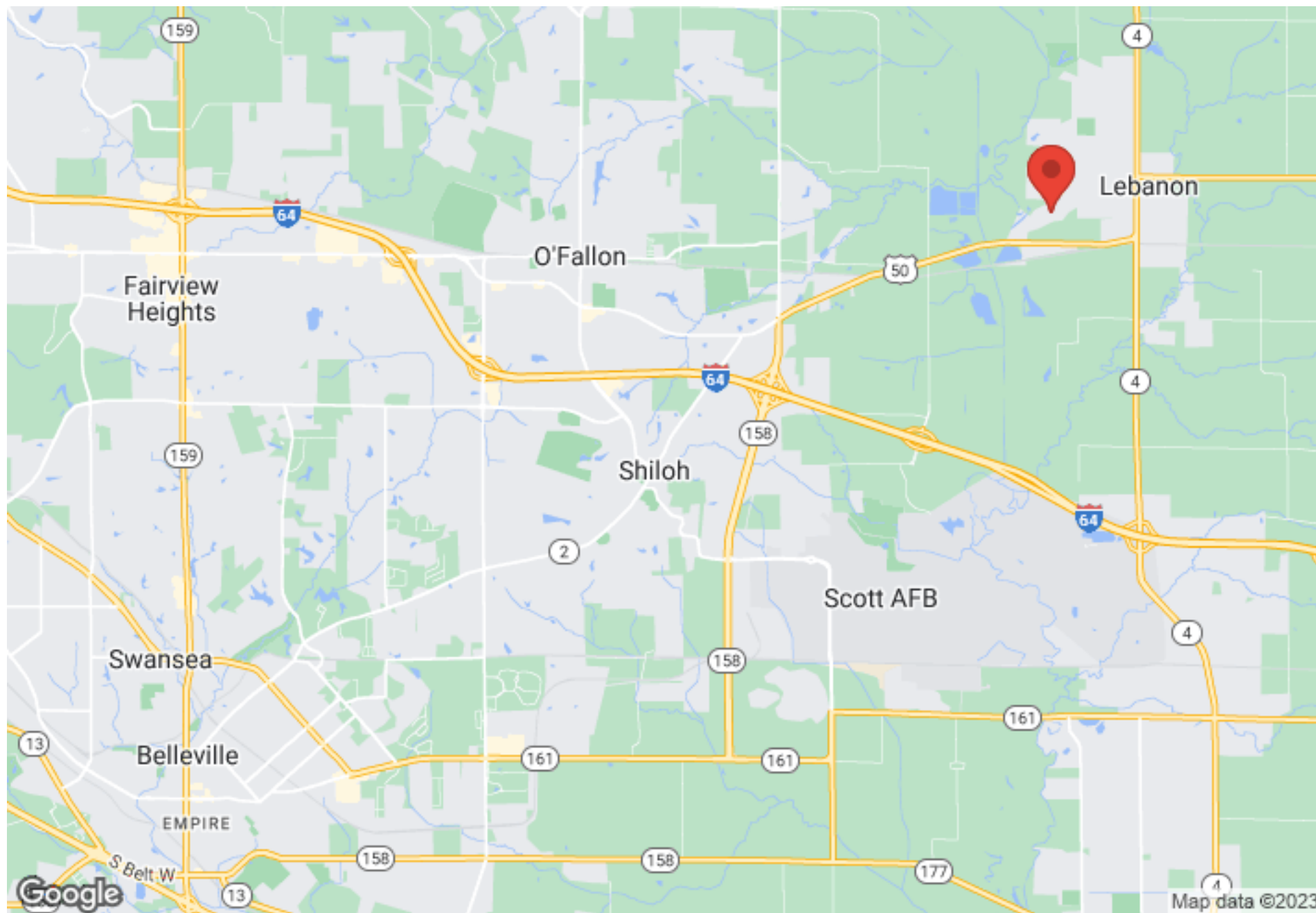
SITE PLAN

3.3 Acres of Single Family land with Multi-Family Opportunity
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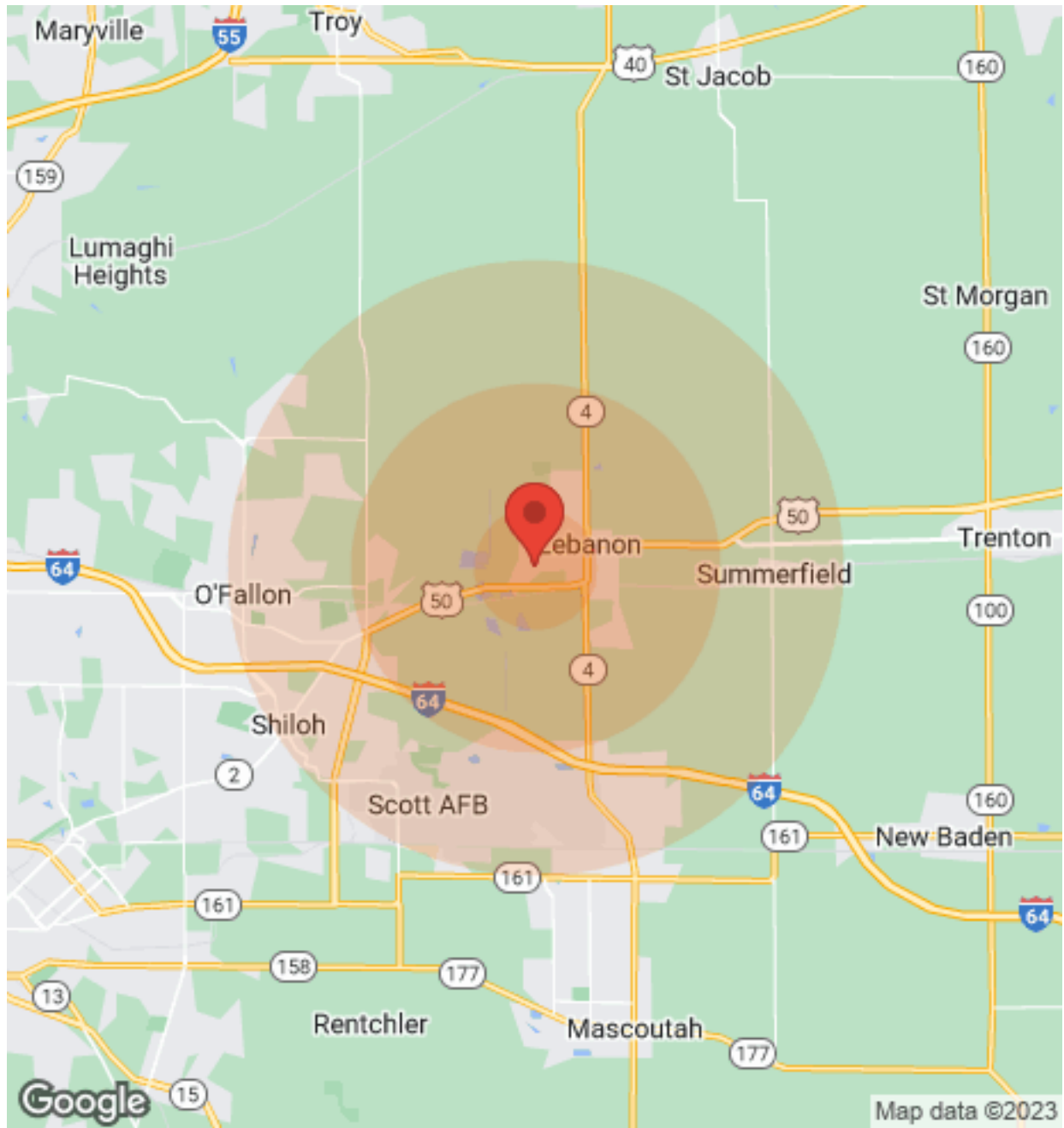
AERIAL MAP

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DEMOGRAPHICS

3.3 Acres of Single Family land with Multi-Family Opportunity
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Population	1 Mile	3 Miles	5 Miles
Male	1,376	3,089	10,418
Female	1,574	3,425	10,887
Total Population	2,950	6,514	21,305

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	490	1,133	4,324
Ages 15-24	305	808	3,128
Ages 55-64	310	789	2,774
Ages 65+	432	1,054	2,992

Income	1 Mile	3 Miles	5 Miles
Median	\$61,475	\$61,475	\$77,446
< \$15,000	200	316	685
\$15,000-\$24,999	16	182	496
\$25,000-\$34,999	65	188	515
\$35,000-\$49,999	152	468	1,133
\$50,000-\$74,999	290	437	1,337
\$75,000-\$99,999	187	337	1,215
\$100,000-\$149,999	90	337	1,440
\$150,000-\$199,999	18	77	510
> \$200,000	36	93	478

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,147	2,698	8,652
Occupied	1,071	2,442	8,046
Owner Occupied	652	1,666	5,730
Renter Occupied	419	776	2,316
Vacant	76	256	606

LAND PROPERTY SUMMARY

3.3 Acres of Single Family land with Multi-Family Opportunity
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LISTING # 2749

SALE/LEASE INFO

Price: \$288,000
Price / Acre: \$69,090
Price / SF: \$1.59

LAND MEASUREMENTS

Lot Size: 3.3 Acres
Min Divisible Acres: 3.3 Acres
Dimensions: Irregular

PROPERTY INFO

APN: 04-24-411-003,004,005,006, 04-25-201-014,015,016,017,018,019,020,021,022.
County: St. Clair
Zoning: Single Family, Multi-Family
Topography: Flat
Property Taxes: \$4,900

UTILITY INFO

Water Provider/Location: City Served
Sewer Provider/Location: Ameren Illinois
Gas Provider/Location: City Served
Electric Provider/Location: Ameren Illinois

TRANSPORTATION

Interstate: I-64
Rail: NA
Barge: NA
Airport: MidAmerica St. Louis Airport



Property Description

3.30 acres of single family or potential multi family land. engineering, and platting is complete. Streets, curb, gutters, utilities to the site. This is ready for development.

Location Overview

The town of Lebanon, Illinois is located just 23 miles east of St. Louis, Missouri. Lebanon is located along Illinois Highway 4, that connects Interstate 70 (to the north) with Interstate 64 (to the south). Scott Air Force Base, Boeing, and MidAmerica Airport are located approximately seven miles south of Lebanon. It is also the home of Mckendree University.