

30.52 ACRE DEVELOPMENT OPPORTUNITY AT I-270 & ROUTE 157

Route 157, Glen Carbon, IL 62034



SALE PRICE: \$1,750,000

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AREA MAP

Route 157, Glen Carbon, IL 62034



LOCATION OVERVIEW

The Village of Glen Carbon is about 20 minutes from downtown St. Louis, Missouri. Located at Exit 9 on I-270 and Route 157. The property adjoins Hampton Inn & Suites and is located 2 miles South of the main campus of Sothern Illinois University Edwardsville (SIUE).

SITE PLAN

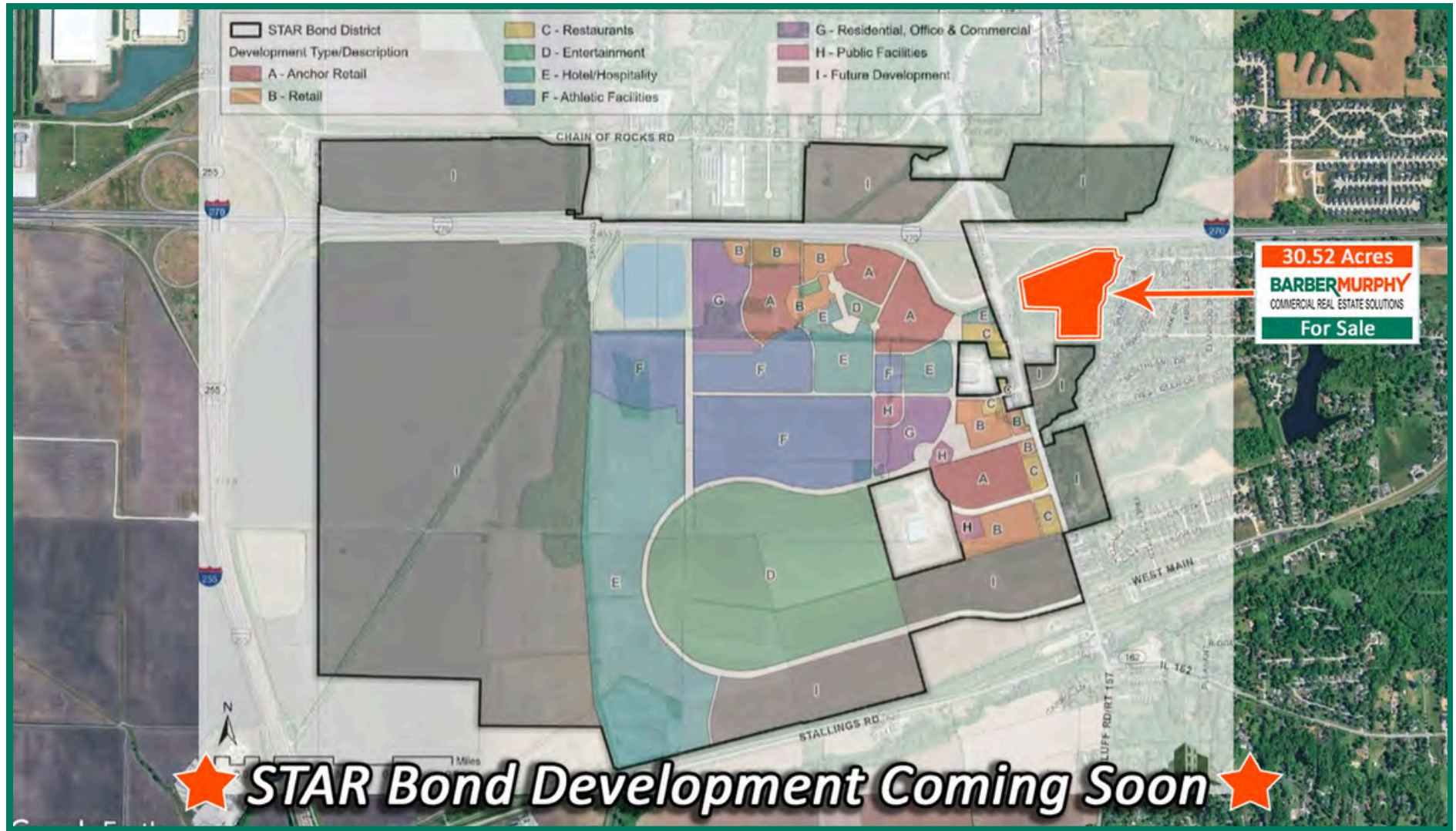
Route 157, Glen Carbon, IL 62034



Google Earth
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STAR BOND DEVELOPMENT

Route 157, Glen Carbon, IL 62034

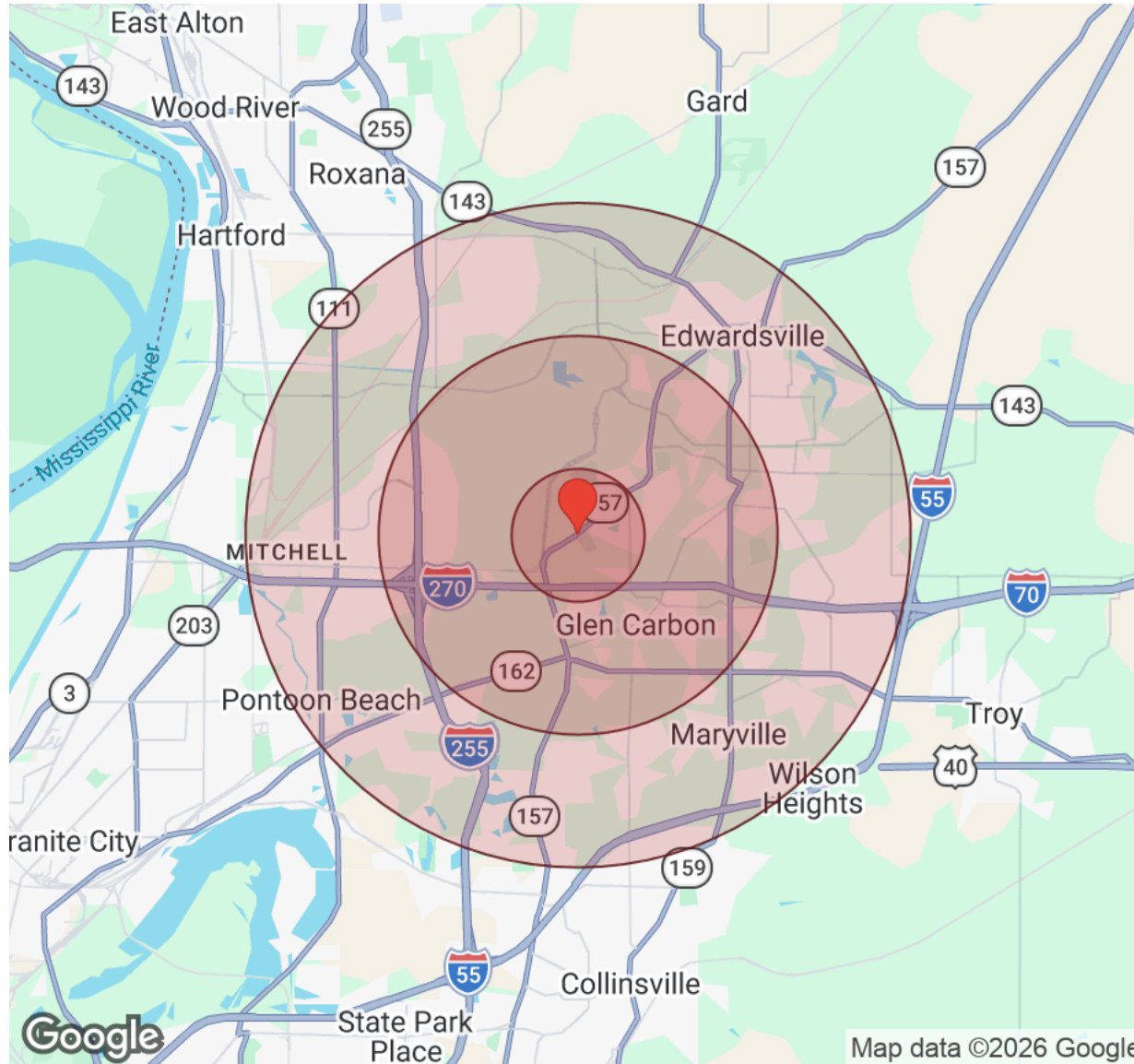


BENEFITS & VALUE

- | | | | | |
|--|--|---|--|---|
| <p>High Visitor Traffic & Regional Draw</p> <ul style="list-style-type: none"> • Destination development attracting millions of visitors to Glen Carbon, IL. | <p>Prime Mixed-Use Development Opportunity</p> <ul style="list-style-type: none"> • Located adjaece a major retail, entertainment, and hospitality corridor. | <p>Strong Economic Growth & Consumer Demand</p> <ul style="list-style-type: none"> • Job creation and rising income driving retail and commercial demand. | <p>Excellent Interstate Access & Visibility</p> <ul style="list-style-type: none"> • Immediate access to I-255 & I-270 in the Metro East St. Louis market. | <p>Long-Term Investment & Land Value Appreciation</p> <ul style="list-style-type: none"> • Positioned for growth adjacent to a high-profile STAR Bond development district. |
|--|--|---|--|---|

DEMOGRAPHICS

STATE 157



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,767	13,357	33,582
Female	1,643	10,624	30,363
Total Population	3,411	23,980	63,945

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,601	18,529	51,866
Black	241	2,578	5,538
Am In/AK Nat	4	22	51
Hawaiian	N/A	7	26
Hispanic	395	1,432	3,312
Asian	85	799	1,567
Multiracial	84	600	1,560
Other	2	12	26

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,384	9,520	27,048
Occupied	1,295	8,868	25,224
Owner Occupied	963	5,733	18,013
Renter Occupied	332	3,135	7,211
Vacant	89	652	1,824

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	570	3,489	10,098
Ages 15 - 24	446	5,940	11,556
Ages 25 - 54	1,199	7,834	22,825
Ages 55 - 64	363	2,400	7,338
Ages 65+	834	4,318	12,126

Income	1 Mile	3 Miles	5 Miles
Median	\$89,276	\$88,427	\$93,170
Under \$15k	46	489	1,208
\$15k - \$25k	113	482	1,400
\$25k - \$35k	26	689	1,784
\$35k - \$50k	174	912	2,427
\$50k - \$75k	160	1,194	3,448
\$75k - \$100k	222	1,242	3,226
\$100k - \$150k	188	1,415	5,156
\$150k - \$200k	104	846	2,867
Over \$200k	261	1,599	3,708

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LAND PROPERTY SUMMARY

STATE 157

LISTING # 1155

LOCATION DETAILS:

Parcel #: SEE BELOW NOTES
County: Madison
Zoning: General Commercial

PROPERTY OVERVIEW:

Lot Size: 30.52 Acres
Min Divisible Acres: 30.52
Max Contig Acres: 30.52
Frontage: 792'
Depth: 835'
Land Status: Vacant
Topography: Rolling
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-270

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 10,500
Taxes: \$12,134.00
Tax Year: 2021



SALE INFORMATION:

Sale Price: \$1,750,000
Price / Acre: \$57,339

UTILITY INFO:

Water Provider: Village of Glen Carbon
Water Location: On Site
Sewer Provider: Village of Glen Carbon
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

30.52 acres located at the SE corner of the I-270 \$ IL. Rt. 157 interchange (Exit 9) in the Village of Glen Carbon. All essential utilities to site and zoned General Commercial. Property adjoins Hampton Inn & Suites and is located 2 miles south of the main campus of Southern Illinois University Edwardsville (SIUE). Conceptual development plan for Sunset Terrace shows potential roads and layout of lots. Land is suitable for mixed use commercial and residential development.
PARCELS # 14-1-15-32-00-000-007.001 (20 acres) & 14-1-15-33-00-000-013 (10.52 acres)

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