

LAND FOR SALE

# 30.52 ACRES - SUNSET TERRACE

RT. 157, GLEN CARBON, IL 62034



SALE PRICE: \$1,750,000

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

618-277-4400

barbermurphy.com

PRESENTED BY:

**MICHAEL PIERCEALL**

Broker

office: (618) 277-4400

cell: (618) 791-8396

mikep@barbermurphy.com

**COLLIN FISCHER, CCIM**

Principal

office: (618) 277-4400

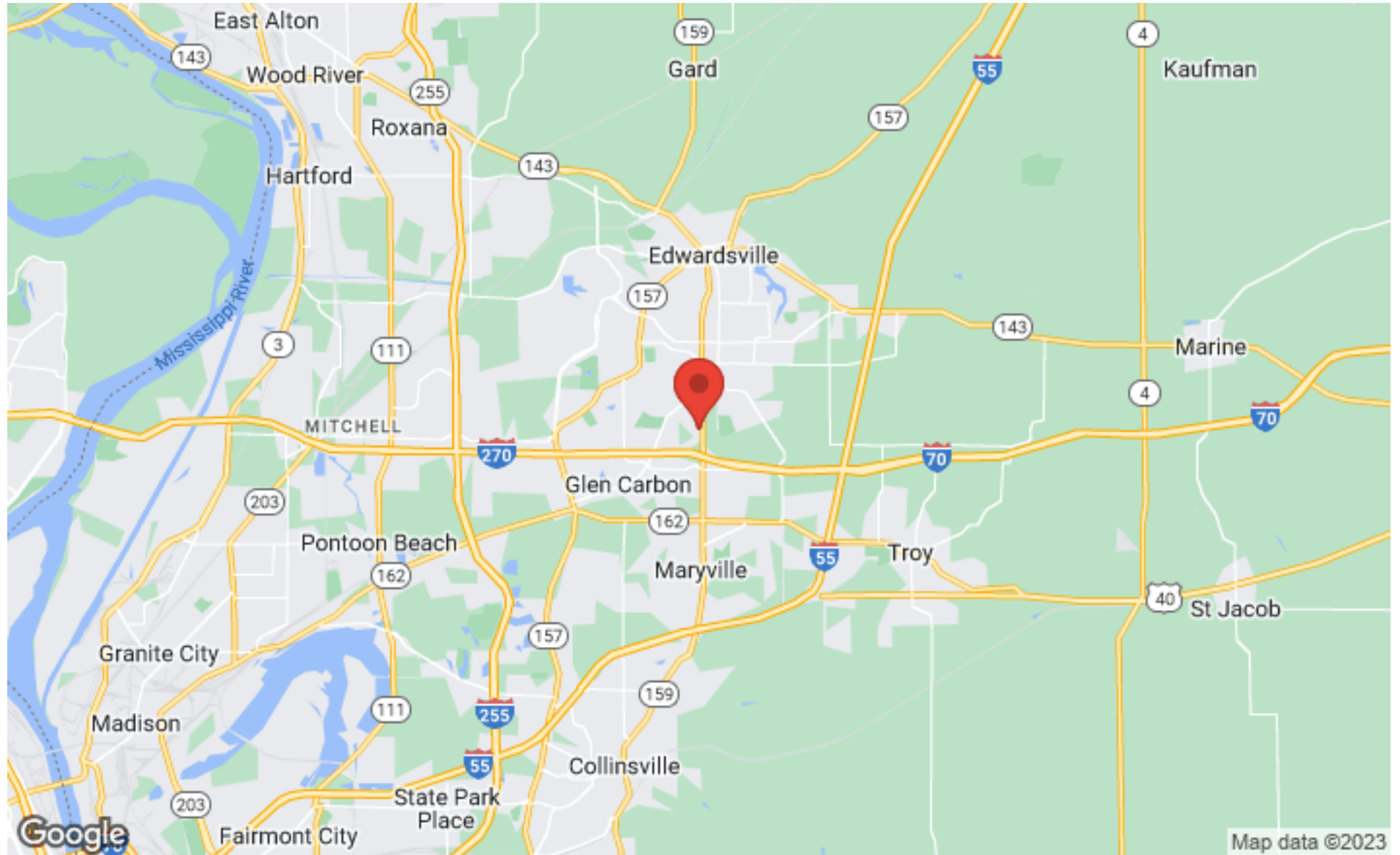
cell: (618) 420-2376

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.

# REGIONAL MAP

RT. 157, GLEN CARBON, IL



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# AREA MAP & LOCATION OVERVIEW

RT. 157, GLEN CARBON, IL



## LOCATION OVERVIEW

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

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# SITE PLAN

RT. 157, GLEN CARBON, IL



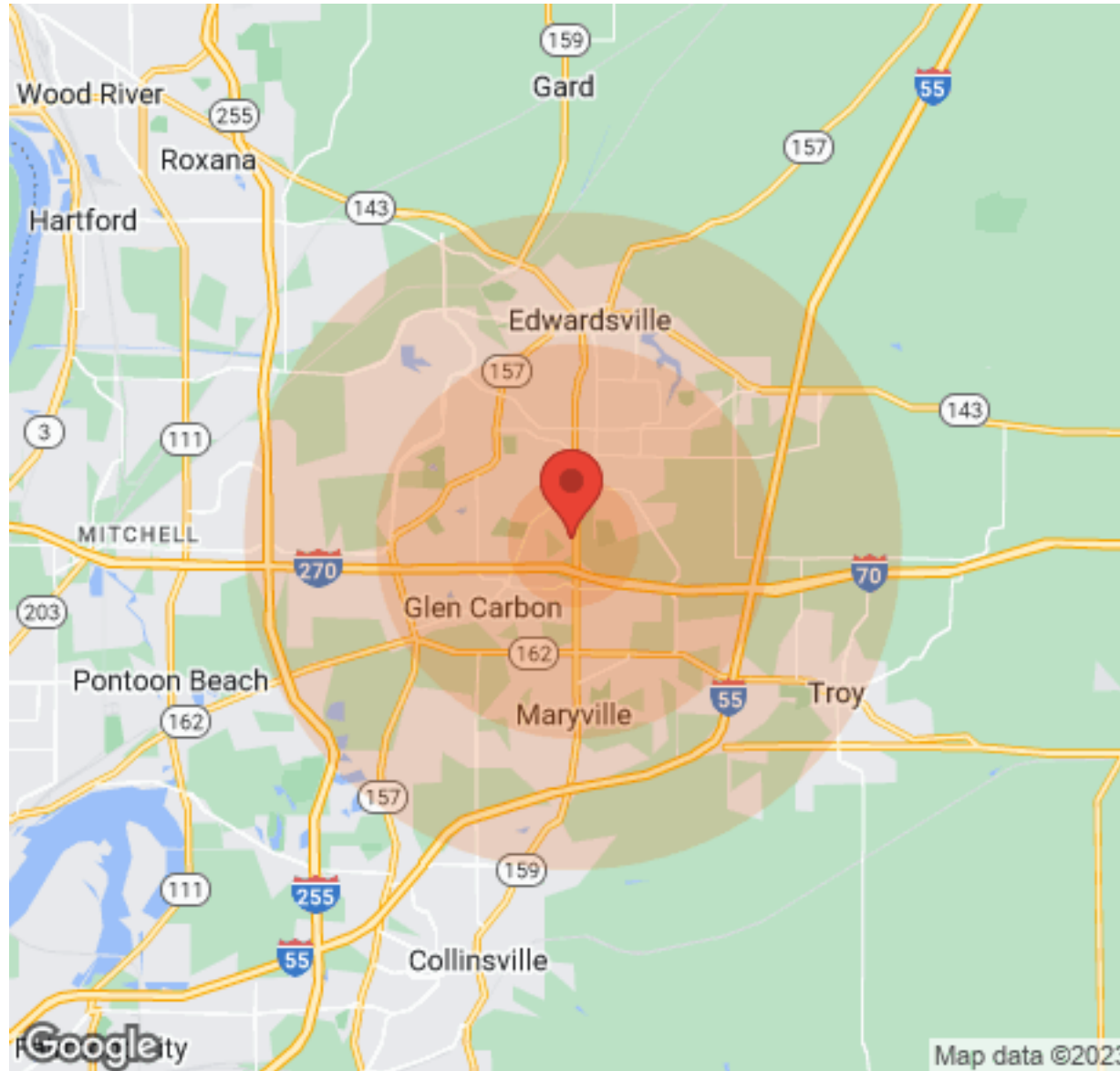
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# DEMOGRAPHICS

RT. 157, GLEN CARBON, IL



Population	1 Mile	3 Miles	5 Miles
Male	3,168	16,068	29,627
Female	3,591	17,514	31,852
Total Population	6,759	33,582	61,479

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,177	6,160	10,622
Ages 15-24	826	4,491	7,704
Ages 25-54	2,599	12,592	23,832
Ages 55-64	775	4,136	7,843
Ages 65+	1,382	6,203	11,478

Income	1 Mile	3 Miles	5 Miles
Median	\$51,413	\$80,418	\$62,051
< \$15,000	347	1,091	2,281
\$15,000-\$24,999	370	951	1,805
\$25,000-\$34,999	489	1,022	1,939
\$35,000-\$49,999	250	1,132	2,613
\$50,000-\$74,999	551	2,417	4,472
\$75,000-\$99,999	344	2,166	3,714
\$100,000-\$149,999	282	2,789	4,539
\$150,000-\$199,999	187	951	1,589
> \$200,000	11	690	1,037

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,033	13,763	25,330
Occupied	2,792	13,059	23,965
Owner Occupied	1,645	9,731	17,242
Renter Occupied	1,147	3,328	6,723
Vacant	241	704	1,365

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# LAND PROPERTY SUMMARY

RT. 157, GLEN CARBON, IL

## LISTING # 1155

### SALE/LEASE INFO

Price: \$1,750,000  
Price / Acre: \$57,339.00  
Price / SF: \$1.32

### LAND MEASUREMENTS

Lot Size: 30.52 Acres  
Lot SF: 1,329,451 SF  
Min Divisible Acres: 30.52 Acres  
Dimensions: 792' x 835' (varies)

### PROPERTY INFO

APN: 14-1-15-33-00-000-013  
14-1-15-32-00-000-007.001  
County: Madison  
Zoning: General Commercial  
Topography: Rolling  
Survey: YES  
Traffic Count: 10,500

### UTILITY INFO

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

### TRANSPORTATION

Interstate: I-270  
Airport: STL



### 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)