

# LAND FOR SALE

7421 North Illinois Street, Caseyville, IL 62232



**1.71 Acre Site**

## **BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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# AREA MAP

7421 NORTH ILLINOIS STREET, CASEYVILLE, IL 62232



## LOCATION OVERVIEW

The 1.71 Acre development site is situated in Caseyville, IL, just off Interstate 64. High traffic site near Stonewolf Golf Club with immediate access to IL-159 (North Illinois Street). Caseyville is located in the southwest corner of the State of Illinois about 13 miles from St. Louis, Missouri. It's close proximity to St. Louis, offers convenient access to a major metropolitan area.



Frontage: 155'  
Depth: 472'



Level to Steep slope  
Topography



Interstate  
64



MidAmerica Airport  
13 miles



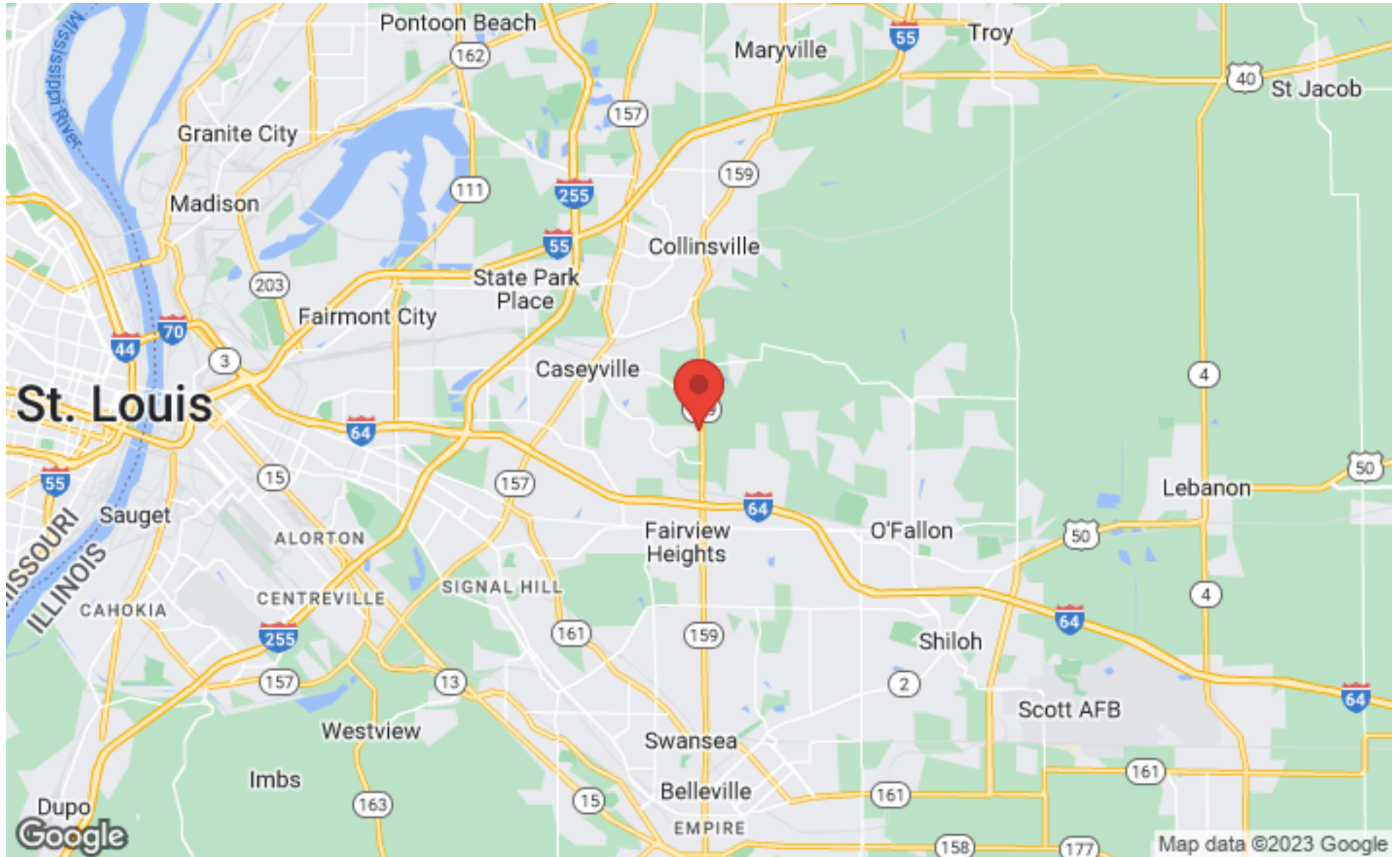
16,500 ADT



Exit: 12

## REGIONAL MAP

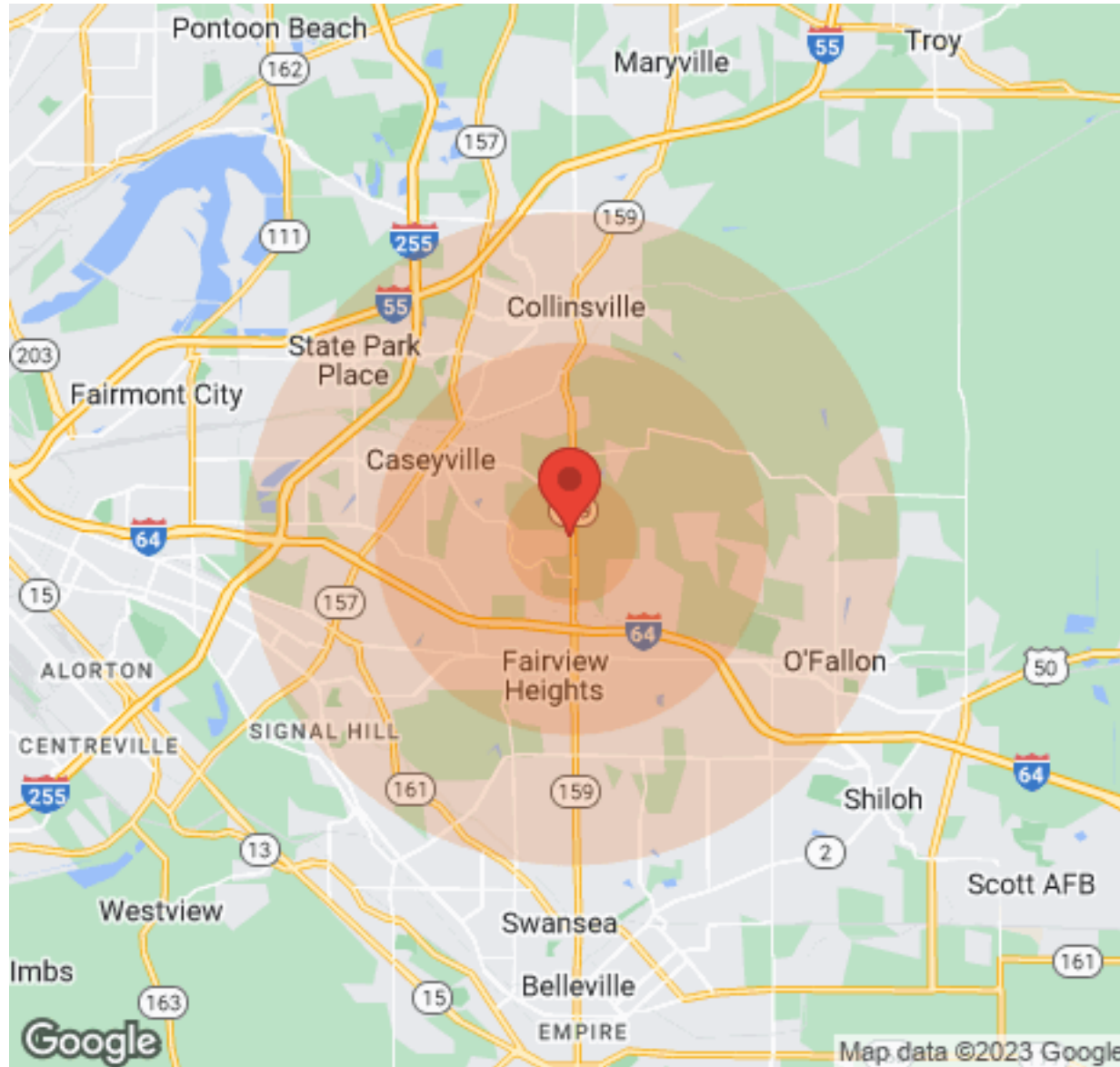
7421 NORTH ILLINOIS STREET, CASEYVILLE, IL 62232





# DEMOGRAPHICS

7421 NORTH ILLINOIS STREET



Population	1 Mile	3 Miles	5 Miles
Male	1,341	14,849	47,697
Female	1,153	15,564	50,105
Total Population	2,494	30,413	97,802

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	365	5,813	19,058
Ages 15-24	251	3,930	12,901
Ages 25-54	1,071	11,736	38,612
Ages 55-64	347	3,755	12,334
Ages 65+	460	5,179	14,897

Income	1 Mile	3 Miles	5 Miles
Median	\$81,542	\$61,332	\$57,167
< \$15,000	93	1,285	3,846
\$15,000-\$24,999	40	845	3,788
\$25,000-\$34,999	40	1,303	3,734
\$35,000-\$49,999	172	1,657	4,962
\$50,000-\$74,999	161	2,657	8,120
\$75,000-\$99,999	222	1,961	5,418
\$100,000-\$149,999	211	1,816	6,080
\$150,000-\$199,999	43	543	2,026
> \$200,000	40	225	1,026

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,034	13,129	42,590
Occupied	978	12,251	39,383
Owner Occupied	859	9,044	28,042
Renter Occupied	119	3,207	11,341
Vacant	56	878	3,207

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# LAND PROPERTY SUMMARY

7421 NORTH ILLINOIS STREET

## LISTING # 1046

### SALE/LEASE INFO

Price: \$75,000  
Price / SF: \$1.00/SF

### LAND MEASUREMENTS

Lot Size: 1.71 Acres  
Min Divisible Acres: 1.71 Acres  
Dimensions: 144' x 472'

### PROPERTY INFO

APN: 03-16.0-401-005  
County: IL - St. Clair  
Zoning: County Res.  
Topography: Level to steep slope  
Traffic Count: 16500  
Property Taxes: \$760.02

### UTILITY INFO

Water Provider/Location: Caseyville, To Site  
Sewer Provider/Location: None  
Gas Provider/Location: Ameren  
Electric Provider/Location: Ameren, To Site

### TRANSPORTATION

Interstate: I-64  
Airport: MidAmerica Airport (13 miles)



## Property Description

- High traffic site available near Stonewolf Golf Club
- 1.7 acres with immediate access to IL-159 (N Illinois Street)
- Broker owned

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