

LAND FOR SALE

7421 North Illinois Street, Caseyville, IL 62232



1.71 Acre Site

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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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

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



MidAmerica Airport
13 miles



Interstate 64



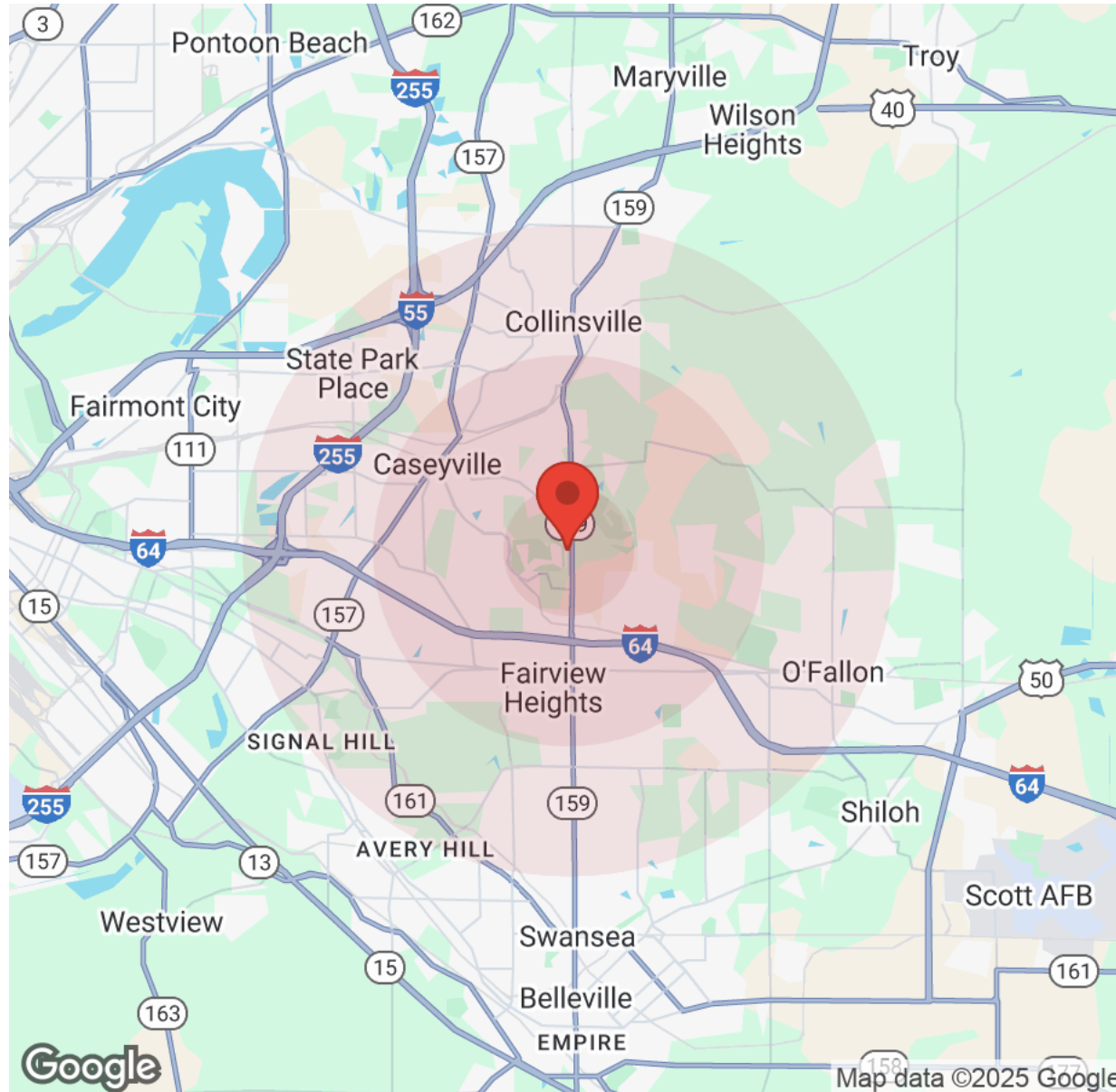
16,500 ADT



Exit: 12

DEMOGRAPHICS

7421 NORTH ILLINOIS STREET



Population	1 Mile	3 Miles	5 Miles
Male	661	14,415	45,033
Female	656	14,695	46,660
Total Population	1,317	29,110	91,694

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	246	5,488	16,516
Ages 15-24	129	3,321	10,781
Ages 25-54	490	11,586	36,444
Ages 55-64	186	3,658	11,808
Ages 65+	267	5,058	16,143

Race	1 Mile	3 Miles	5 Miles
White	931	19,006	59,445
Black	213	6,492	21,209
Am In/AK Nat	1	26	73
Hawaiian	N/A	15	37
Hispanic	70	1,907	6,143
Asian	56	702	2,017
Multi-Racial	44	926	2,677
Other	2	35	83

Income	1 Mile	3 Miles	5 Miles
Median	\$122,303	\$86,595	\$82,228
< \$15,000	27	633	2,601
\$15,000-\$24,999	31	566	2,316
\$25,000-\$34,999	1	808	2,634
\$35,000-\$49,999	31	1,319	4,362
\$50,000-\$74,999	53	1,824	5,808
\$75,000-\$99,999	54	1,624	5,048
\$100,000-\$149,999	102	2,439	7,151
\$150,000-\$199,999	57	1,165	3,645
> \$200,000	160	1,429	4,798

Housing	1 Mile	3 Miles	5 Miles
Total Units	570	13,175	42,461
Occupied	516	11,809	38,361
Owner Occupied	454	8,725	26,347
Renter Occupied	62	3,084	12,014
Vacant	54	1,367	4,100

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LAND PROPERTY SUMMARY

7421 NORTH ILLINOIS STREET

LISTING # 1046

LOCATION DETAILS:

Parcel #: 03-16.0-401-005
County: IL - St. Clair
Zoning: IMP Res & Unimp Res - Caseyville

PROPERTY OVERVIEW:

Lot Size: 1.71 Acres
Min Divisible Acres: 1.71
Max Contig Acres: 1.71
Frontage: 155'
Depth: 472'
Land Status: Existing, Vacant
Topography: Level to steep slope
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

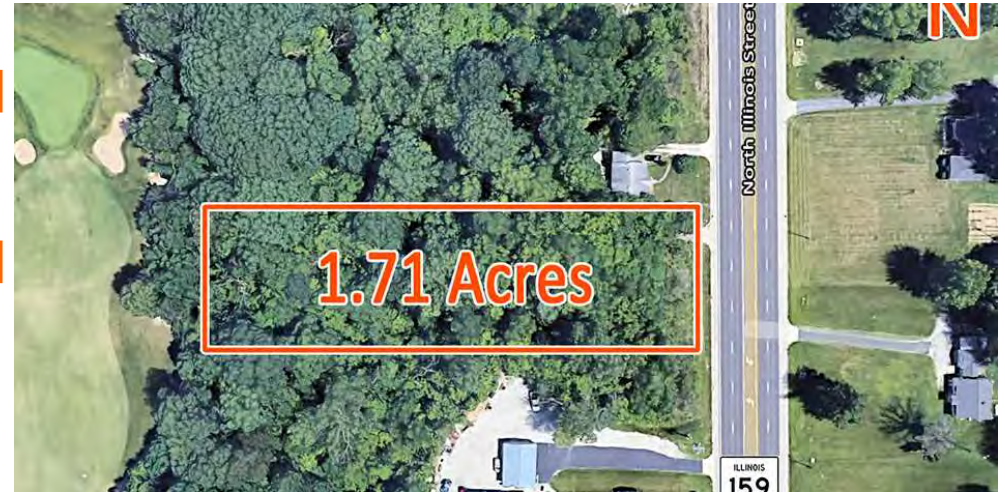
TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-64
Airport Access: MidAmerica Airport (13 Miles)

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 16500
Taxes: \$796.02



SALE INFORMATION:

Sale Price: \$75,000
Price / Acre: \$43,860
\$/SF (Land): \$1.01

UTILITY INFO:

Water Provider: Caseyville
Water Location: On Site
Sewer Provider: Caseyville
Sewer Location: On Site
Gas Provider: Amerigas (Propane)
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

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). Property is Broker Owned.

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