

LAND FOR SALE

6650 IL 162, Maryville, IL 62062



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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5 Acre Site



AREA MAP

6650 IL 162, MARYVILLE, IL 62062



LOCATION OVERVIEW

The 5 Acre retail/medical office development site is situated in Maryville, IL, just off Interstates I-270, I-64, and I-55. A high traffic site adjoining Maryville Professional Park near Anderson Hospital with immediate access to 162. Maryville is located in Madison County in southwestern Illinois. Geographically located approximately 18 miles northeast of the City of St. Louis, Missouri. It's close proximity to St. Louis, offers convenient access to a major metropolitan area.



MidAmerica Airport
22 miles



8,650 ADT



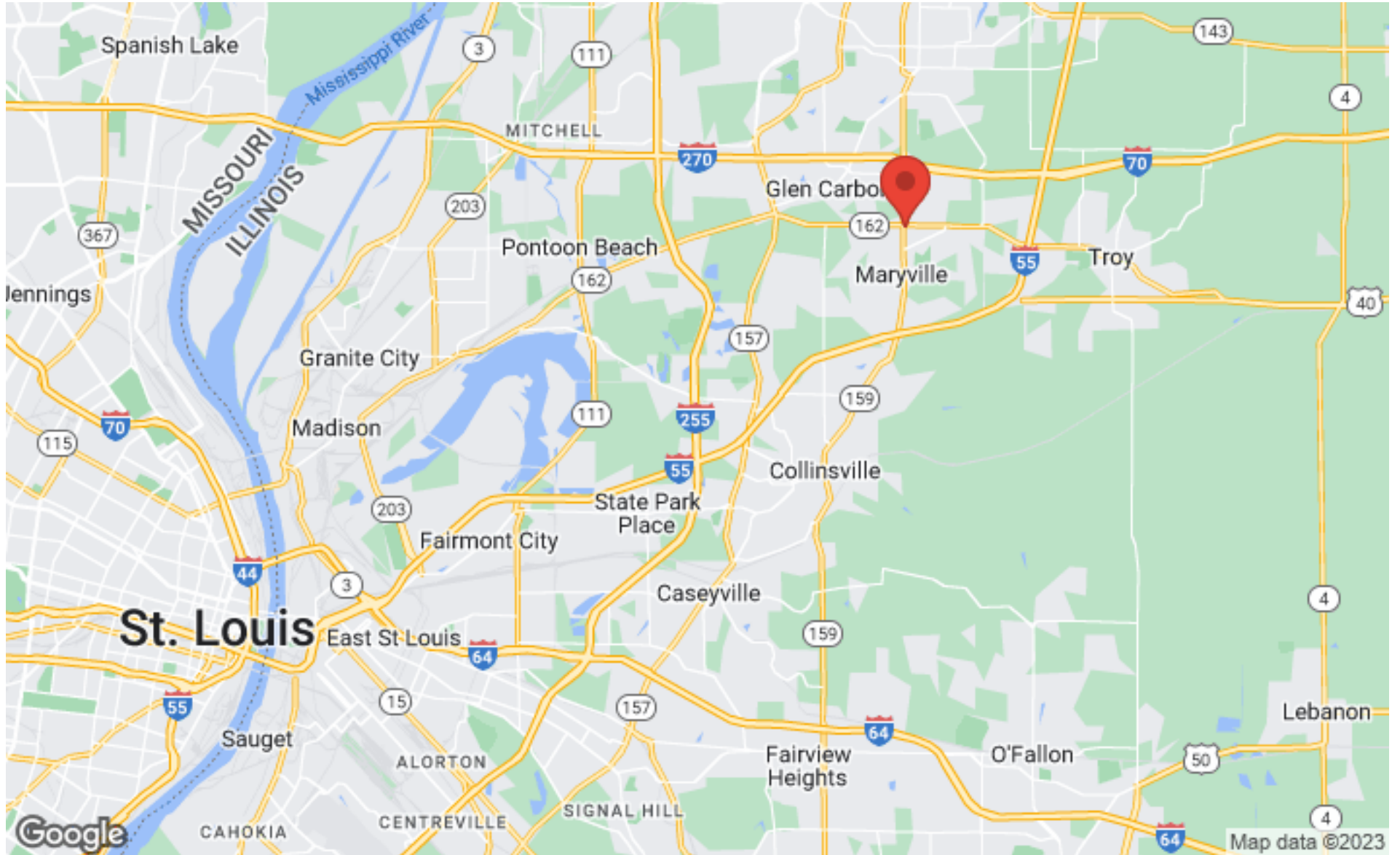
Frontage: 500'
Depth: 472'



Flat
Topography

REGIONAL MAP

6650 IL 162, MARYVILLE, IL 62062



LAND PROPERTY SUMMARY

6650 IL 162, MARYVILLE, IL 62062

LISTING # 2786

SALE/LEASE INFO

Price: \$500,000
Price / Acre: \$100,000
Price / SF: \$2.29

LAND MEASUREMENTS

Lot Size: 5 Acres
Lot SF: 217,800
Min Divisible Acres: 5 Acres
Dimensions: 500' x 472'

PROPERTY INFO

APN: 131210200000.002
County: IL - Madison
Zoning: B-1
Topography: Flat
TIF District: YES
Traffic Count: 8,650
Property Taxes: \$7,237

UTILITY INFO

Water Provider/Location: City Served
Sewer Provider/Location: City Served
Gas Provider/Location: Southwest Gas and Electric

TRANSPORTATION

Interstate: I-270, I-64, and I-55
Airport: MidAmerica Airport



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