

LAND FOR SALE

Route 50 & Stanford Road, Flora, IL 62839



17.46 Acre Development Site

BARBERMURPHY

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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

ROUTE 50 & STANFORD ROAD, FLORA, IL 62839



LOCATION OVERVIEW

17.46 acres located at the SE corner of US Rt. 50 and Stanford Road on east side of Flora. Highly visible location within close proximity of a growing residential area. Located across from Clay City Hospital and Junior High School. The west side of the property fronting on Stanford Road is suitable for a wide range of commercial uses. Located in a TIF and Enterprise Zone in which financial incentives through the City could be provided for qualified projects. All essential utilities are available to the property. Property may be divided and will be priced accordingly. **MOTIVATED SELLER**



Frontage: 2,178'
Depth: 460'



4,300 ADT on Rt 50
1,600 ADT on Stanford Rd



MidAmerica Airport
22 miles



Flat
Topography

LAND PROPERTY SUMMARY

Route 50 & Stanford

#2784

SALE INFORMATION:

Sale Price: \$475,000
Sale Price/Acre: \$27,205
Sale Price/SF: \$0.62

LAND MEASUREMENTS:

Acres: 17.46 AC
Lot SF: 760,558 SF
Min Divisible Available: Divisible
Frontage: FT
Depth: FT
Subdivide Site: YES/NO

PROPERTY INFORMATION:

Parcel No: 11-19-300-010
County: IL-Clay
Zoning: Single Family Residence
Traffic Count: 4,300 on Rt. 50 & 1,600
on Stanford Rd.
TIF: YES
ENTERPRISE Zone: YES
Property Tax: \$340
Topography: Flat



UTILITY INFORMATION:

Water Provider/Location: To Curb, City Served
Sewer Provider/Location: To Curb, City Served
Gas Provider/Location: To Curb, City Served

TRANSPORTATION:

Interstate: Highway 50
Rail: CSX Intermodal
Airport: Flora Municipal Airport

