

FOR SALE

9500 Collinsville Rd.
Collinsville, IL 62234



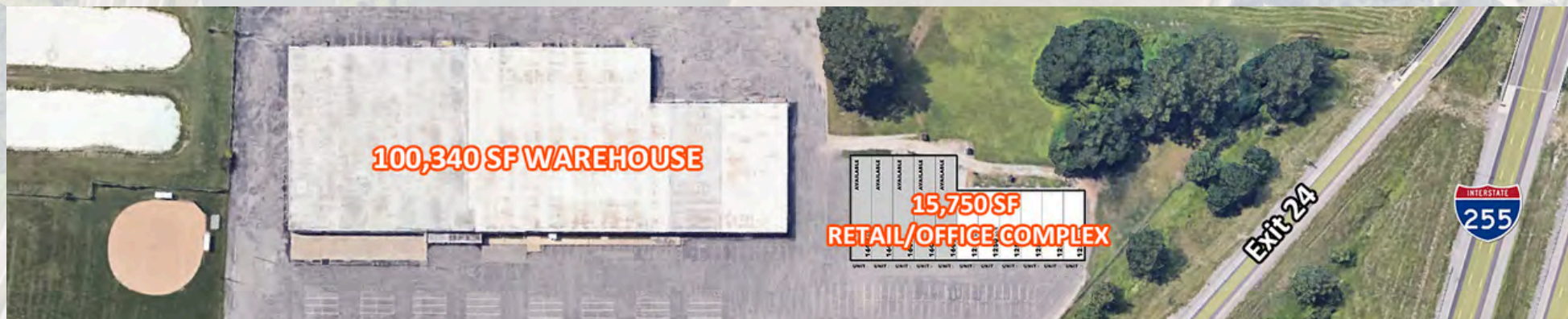
POTENTIAL REDEVELOPMENT SITE WITH I-255 VISIBILITY

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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.



FOR SALE INCOME PRODUCING PROPERTY

- 100,340 SF Warehouse
- 15,750 SF Office Building
- 16 Acre Site
- Potential for covered land play



UTILITIES ON SITE



475'
FRONTAGE



I-255



ZONED B-4



TIF
DISTRICT

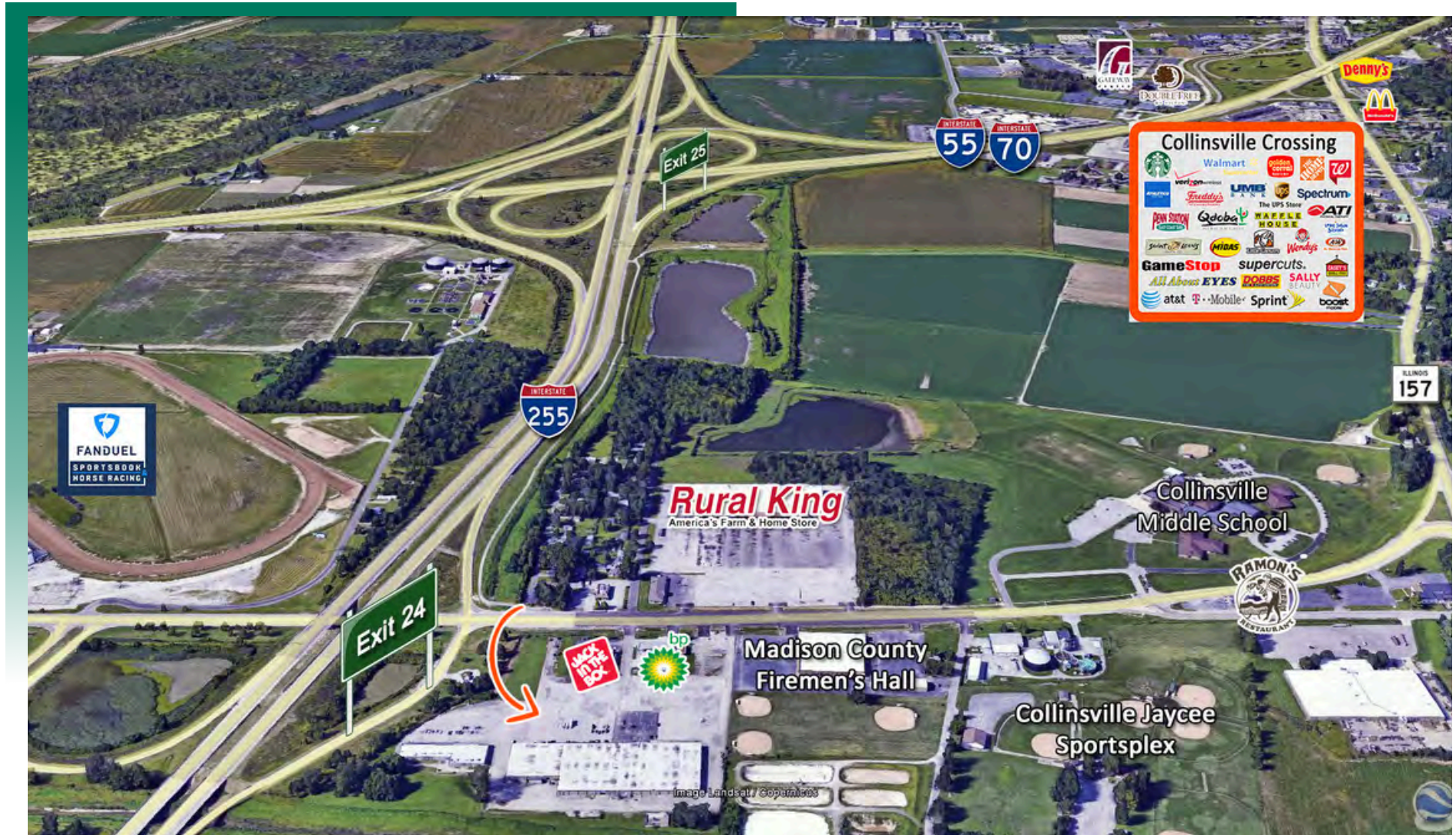


ENTERPRISE
ZONE

BARBER MURPHY

AREA MAP

9500 Collinsville Rd., Collinsville, IL 62234



LOCATION OVERVIEW

Located right off of Exit 24 on I-255, there is prime accessibility and visibility of this site with a daily traffic count of 48,000 on I-255. This site is also less than a mile from I-55 and across the road from the Fanduel Fairmont Racetrack, which attracts more than 450,000 visitors annually.

LAND PROPERTY SUMMARY

9500 COLLINSVILLE RD

LISTING # 2763

LOCATION DETAILS:

Parcel #: 13-1-21-31-00-000-011, 03-06.0-200-018 & 009; 03-06.0-100-012
County: IL - Madison

PROPERTY OVERVIEW:

Lot Size: 16.0 Acres
Min Divisible Acres: 1
Max Contig Acres: 16
Frontage: 485
Depth: 1080
Topography: Flat
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-255

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 13,400
Taxes: \$40,180.31
Tax Year: 2025



SALE INFORMATION:

Sale Price: \$5,100,000
Price / Acre: \$318,750
\$/SF (Land): \$7.32

UTILITY INFO:

Water Provider: City of Collinsville
Water Location: On Site
Sewer Provider: City of Collinsville
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

16-acre redevelopment site with two buildings totaling 116,090 SF. Located directly off of I-255 (exit 24), this property provides excellent accessibility and visibility.