

LAND FOR SALE

3+ ACRE COMMERCIAL SITE

7330 ILLINOIS 162, TROY, IL 62294

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



SALE PRICE: \$390,000

BARBER MURPHY

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PRESENTED BY:

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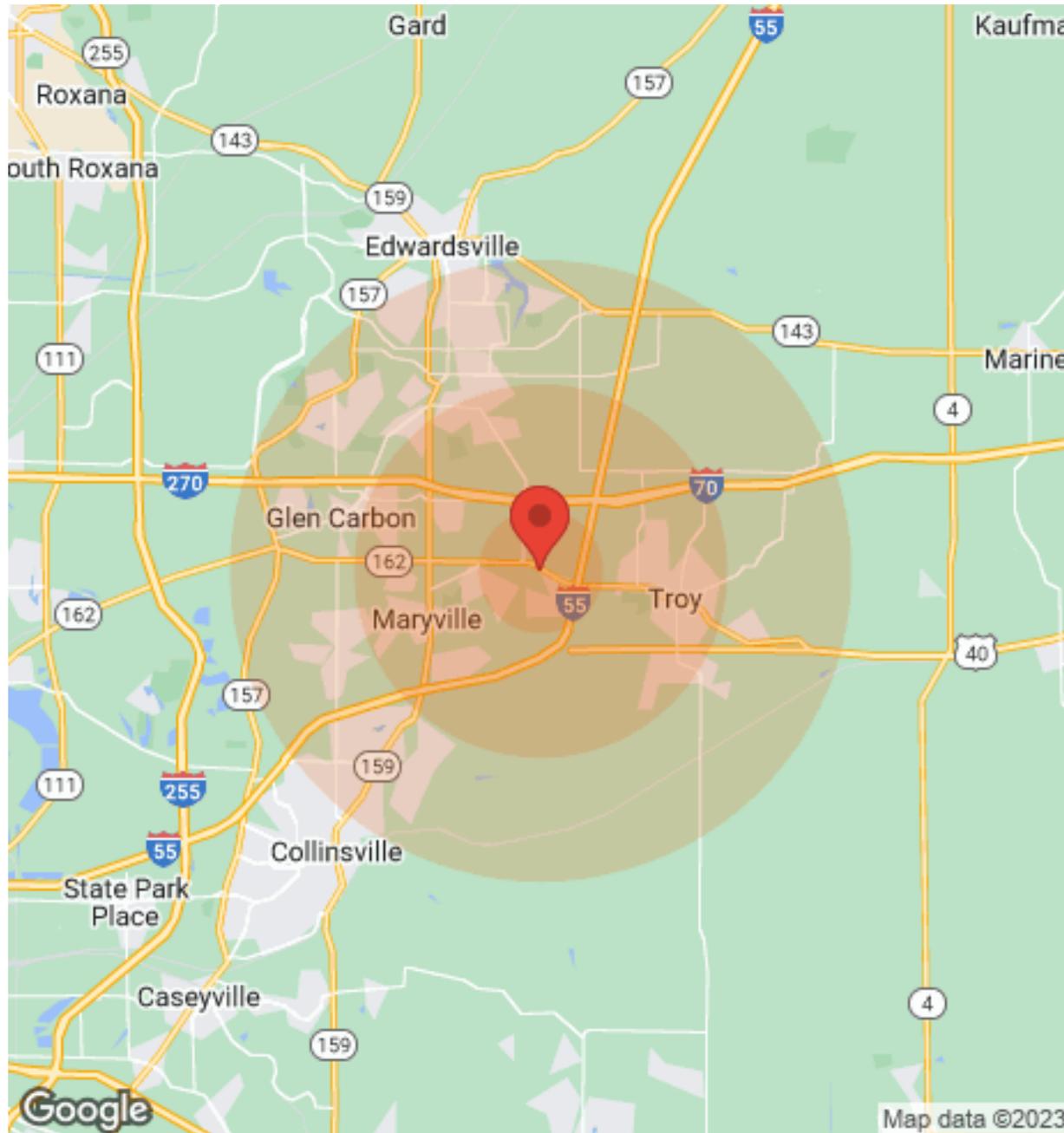
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

DEMOGRAPHICS

3+ Acre Commercial Site
7330 Illinois 162 | Troy, IL 62294



Population	1 Mile	3 Miles	5 Miles
Male	1,551	13,991	30,327
Female	1,780	15,185	32,336
Total Population	3,331	29,176	62,663

Income	1 Mile	3 Miles	5 Miles
Median	\$97,600	\$75,252	\$73,850
< \$15,000	39	791	1,982
\$15,000-\$24,999	71	728	1,825
\$25,000-\$34,999	N/A	914	1,807
\$35,000-\$49,999	54	1,145	2,744
\$50,000-\$74,999	301	2,276	4,731
\$75,000-\$99,999	267	1,935	3,916
\$100,000-\$149,999	478	2,361	4,870
\$150,000-\$199,999	59	691	1,641
> \$200,000	30	316	920

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,319	11,610	25,414
Occupied	1,257	11,006	24,124
Owner Occupied	1,030	8,548	18,389
Renter Occupied	227	2,458	5,735
Vacant	62	604	1,290

LAND PROPERTY SUMMARY

3+ Acre Commercial Site
7330 Illinois 162 | Troy, IL 62294

LISTING # 2790

SALE/LEASE INFO

Price: \$390,000
Price / Acre: \$127,868.85

LAND MEASUREMENTS

Lot Size: 3.05 Acres
Dimensions: 270' x 600'

PROPERTY INFO

APN: 09-1-22-06-00-000-011.001,
09-1-22-06-00-000-011.002
County: IL - Madison
Zoning: TBD Troy
Topography: Flat
Traffic Count: 14,500

UTILITY INFO

Water Provider/Location: City Served, On Site
Sewer Provider/Location: Via Easement
Gas Provider/Location: Ameren IL, On Site
Electric Provider/Location: Ameren IL, On Site

TRANSPORTATION

Interstate: I-55, I-70 & I-270



PROPERTY DESCRIPTION

Single Family house on 3.05 acres with 270' of frontage on heavily trafficked IL State Route 162. Surrounded by a plethora of new development. The Village of Troy is ready to annex with planned commercial zoning.

LOCATION OVERVIEW

Site is located on IL State Route 162 with 14,500 ADT. Minutes from I-55/70.