

LAND FOR SALE

Illinois State Route 162, Maryville, IL 62062



1.75 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

ILLINOIS STATE ROUTE 162, MARYVILLE, ILLINOIS 62062



LOCATION OVERVIEW

The 1.75 Acre development site is situated in Maryville, IL, just off Interstate 64. High visibility site near Anderson Hospital with less than a half mile interstate access. Maryville is located in the southwest corner of the State of Illinois about 17 miles from St. Louis, Missouri. It's close proximity to St. Louis, offers convenient access to a major metropolitan area.



Frontage: 183'
Depth: 418'



Flat
Topography



Interstate
270, 55 & 70



MidAmerica Airport
22 miles



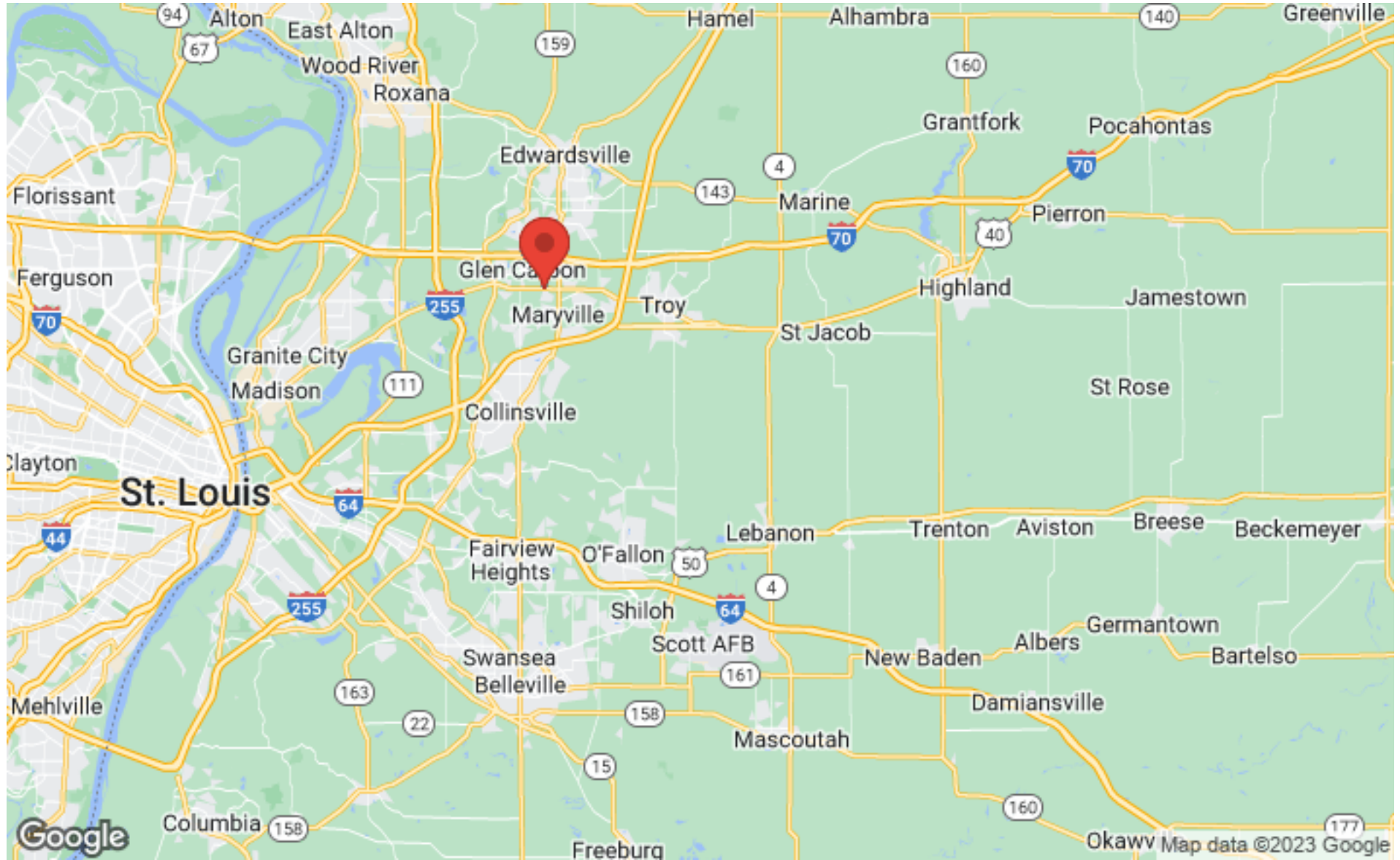
7,700 ADT



I-70 Exit: 18
I-270 Exit: 12

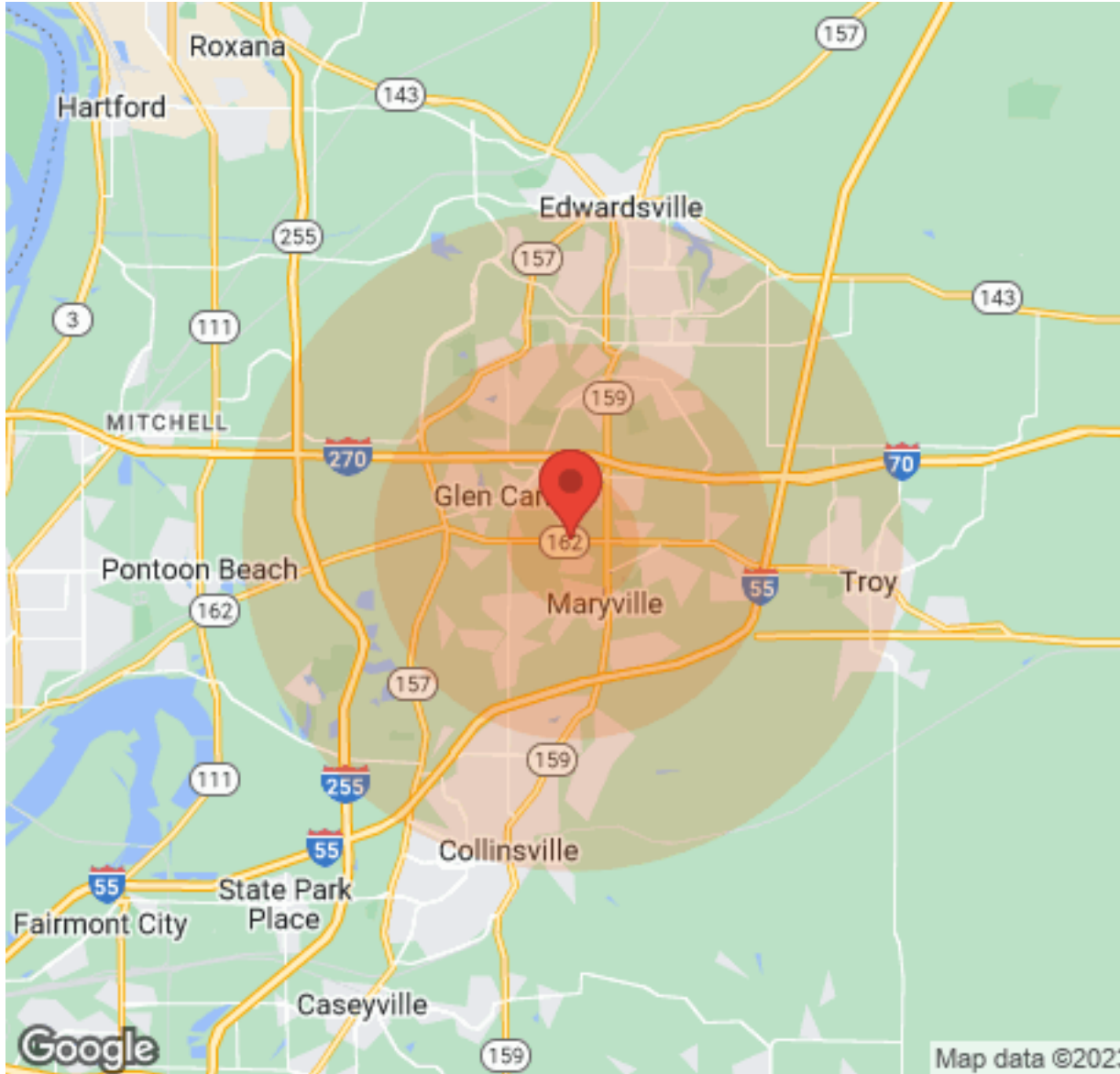
AREA MAP

ILLINOIS STATE ROUTE 162, MARYVILLE, ILLINOIS 62062



DEMOGRAPHICS

ILLINOIS STATE ROUTE 162, MARYVILLE, ILLINOIS 62062



Population	1 Mile	3 Miles	5 Miles
Male	1,332	15,127	37,404
Female	1,270	16,631	40,142
Total Population	2,602	31,758	77,546

Income	1 Mile	3 Miles	5 Miles
Median	\$80,418	\$78,995	\$62,137
< \$15,000	141	911	2,896
\$15,000-\$24,999	64	828	2,486
\$25,000-\$34,999	86	996	2,407
\$35,000-\$49,999	101	1,214	3,634
\$50,000-\$74,999	140	2,205	5,648
\$75,000-\$99,999	247	2,101	4,714
\$100,000-\$149,999	223	2,807	5,538
\$150,000-\$199,999	32	923	1,983
> \$200,000	57	537	1,116

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,070	13,110	32,059
Occupied	1,033	12,445	30,239
Owner Occupied	808	9,632	21,897
Renter Occupied	225	2,813	8,342
Vacant	37	665	1,820

LAND PROPERTY SUMMARY

ILLINOIS 162

LISTING # 2794

SALE/LEASE INFO

Price: \$349,000
Price / Acre: \$199,428
Price / SF: \$4.58/SF

LAND MEASUREMENTS

Lot Size: 1.75 Acres
Lot Square footage: 76,230 SF
Min Divisible Acres: 1.75 Acres
Dimensions: 1.75 Acres

PROPERTY INFO

APN: 13-1-21-02-03-301-010.001
County: Madison
Zoning: B-1
Topography: Flat
TIF District: YES
Traffic Count: 7,700
Property Taxes: \$23

UTILITY INFO

Water Provider/Location: City Served, On site
Sewer Provider/Location: City Served, On site
Gas Provider/Location: Ameren Illinois, On site
Electric Provider/Location: Ameren Illinois, On site

TRANSPORTATION

Interstate: I-270, I-70, and I-55
Airport: Mid America Airport (22 Miles)



Property Description

1.75 acres on IL Route 162, one block west of IL Route 159. Site is located in a TIF District. Adjoining 2.24 Acre lot to the west of the site is also available. High Visibility location. Retail and office also in area. Less than half mile to Anderson hospital and Interstate. All Utilities available.

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