

25+ ACRES FOR SALE

I-72 & Route 4, Barry, IL 62312



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

SCOTT REICHMANN

Broker Associate

Cell: (618) 610-1632

scottr@barbermurphy.com



LAND PROPERTY SUMMARY

25+ Acres for Sale
I-72 Exit 20 Cloverleaf | Barry, IL 62312

LISTING # 2791

SALE/LEASE INFO

Price: \$595,000
Price / Acre: \$23,370
Price / SF: \$0.54

LAND MEASUREMENTS

Lot Size: 25.46 Acres
Dimensions: 3000' x 1000'

PROPERTY INFO

APN: 46-027-07c and 46-027-07e
County: IL - Pike
Zoning: B-2 Highway Business
Topography: Flat with some Rolling
TIF District: Yes
Enterprise Zone: Yes
Traffic Count: 8,400
Property Taxes: \$2,874.86

UTILITY INFO

Water Provider/Location: City of Barry ,On Site
Sewer Provider/Location: City of Barry ,On Site
Gas Provider/Location: None
Electric Provider/Location: Illinois Electric Cooperative ,On Site

TRANSPORTATION

Interstate: I-72 (Exite 20)



Property Description

25.46 acres immediately adjacent to I-72 Exit 20 in western Pike County Illinois. Site is rolling, as frontage along I-72 and the county road at the exit. Immediately across I-72 from Barry. All utilities except gas are on site. The seller is the regional electric provider and is primarily interested in selling additional power and area employment opportunities. Site is in a TIF and Enterprise Zone, the Barry City Fathers are aggressive and forward thinking.

Location Overview

Located off I-72 - Exit 20 in Western Pike County Illinois. Site is in a TIF and Enterprise Zone. The Barry City Fathers are aggressive and forward thinking.