

# 25+ ACRES FOR SALE

I-72 & Route 4, Barry, IL 62312



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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# LAND PROPERTY SUMMARY

## I-72 EXIT 20 CLOVERLEAF

**LISTING #** 2791

### LOCATION DETAILS:

**Parcel #:** 46-027-07c and 46-027-07e  
**County:** IL - Pike  
**Zoning:** B-2 Highway Business

### PROPERTY OVERVIEW:

**Lot Size:** 25.46 Acres  
**Min Divisible Acres:** 12.55  
**Max Contig Acres:** 25.46  
**Frontage:** 3,000'  
**Depth:** 1,000'  
**Land Status:** Vacant  
**Topography:** Flat with some Rolling  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

### TAX INCENTIVE ZONES:

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

### TRANSPORTATION:

**Interstate Access:** I-72 Immediate

### DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 8,400  
**Taxes:** \$2,874.86  
**Tax Year:** 2022



### SALE INFORMATION:

**Sale Price:** \$595,000  
**Price / Acre:** \$23,370  
**\$/SF (Land):** \$0.54

### UTILITY INFO:

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

### PROPERTY DESCRIPTION:

25.46 acres immediately adjacent to I-72 Exit 20 in western Pike County Illinois. Site is rolling, has 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.