

1.27 ACRE DEVELOPMENT SITE FOR SALE

2341 Plum St., Edwardsville, IL 62025



SALE PRICE: \$500,000

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com



WHY EDWARDSVILLE?

2341 Plum St., Edwardsville, IL 62025



EDWARDSVILLE ECONOMY

Edwardsville is located on the thriving Illinois side of the Mississippi River, just half an hour from St. Louis, Missouri. Retail businesses, manufacturers, distribution centers, and office and technology firms will all find extraordinary opportunities in what Edwardsville has to offer: Edwardsville is also the Madison County Seat.

- An unparalleled combination of connectivity that provides some of the lowest shipping costs in the country and easy access to suppliers and markets everywhere.
- Conveniently located sites with key infrastructure, abundant utilities, robust telecommunications and plenty of room to grow.
- Excellent schools that, along with the local colleges and universities, are preparing a large and highly skilled workforce for the most demanding and in-demand jobs.
- A quality of life that helps to attract and retain the best and the brightest workers.
- An enviable network of state and interstate highways that provide easy access to the almost 3 million very active consumers living within a 60-mile radius of the city.
- A powerful package of incentives, including tax abatements and Tax Increment Financing (TIF) Districts, some of which are also located in the Gateway Enterprise Zone to provide additional benefits that will continue to attract future investment.

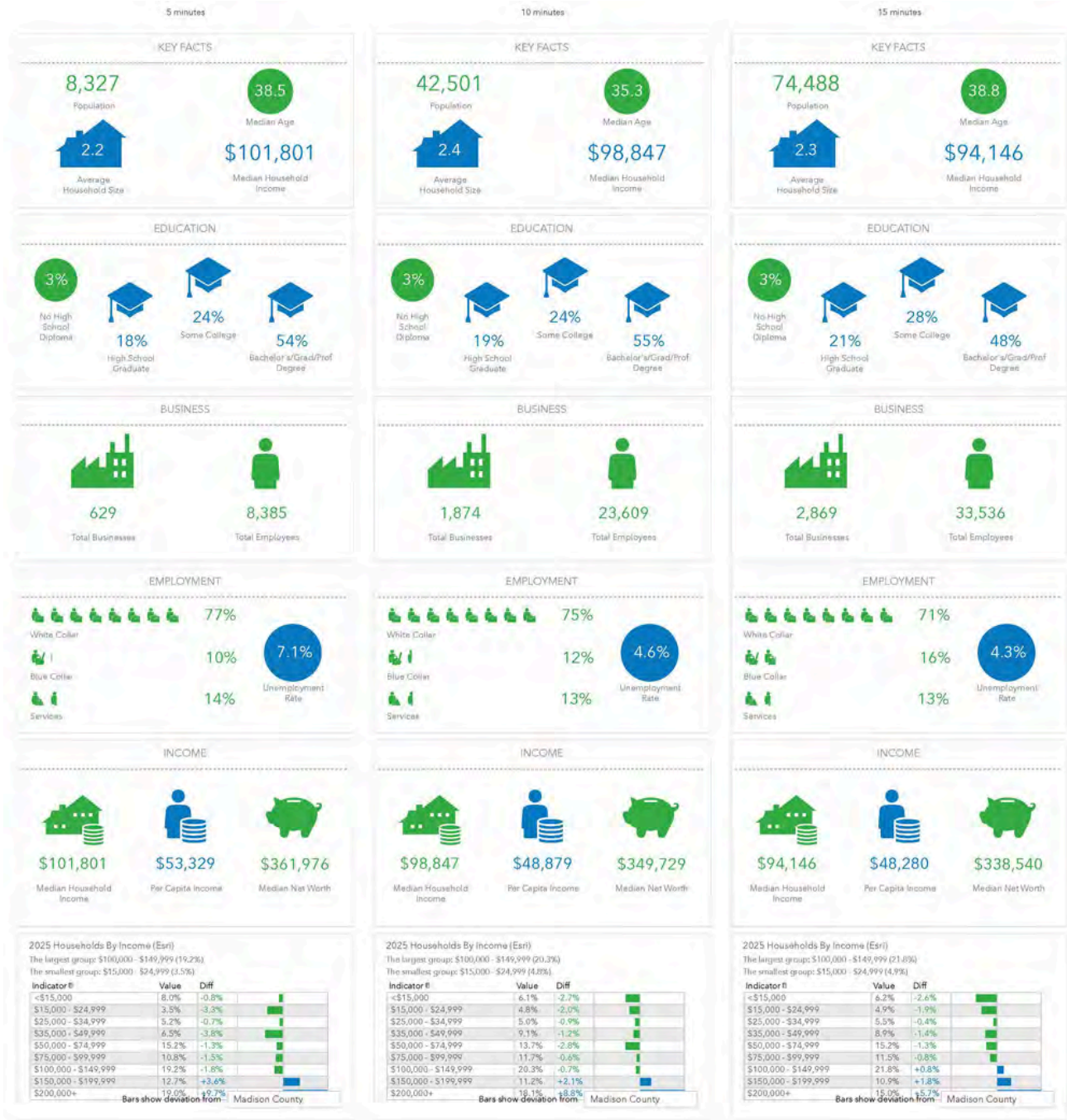
EDWARDSVILLE ATTRACTIONS

Downtown Edwardsville - The downtown setting is so scenic that it has been the backdrop for multiple Hollywood film scenes. One needs look no further than the blocks of storefronts that house coffee shops, artisan bakeries, craft breweries and boutique clothing stores to see why it is the ideal setting for any outing. On Saturday mornings from May to October, downtown is also the home of the Land of Goshen Community Market, where all sorts of locally grown produce, handmade items and specialty crafts can be found. Park the car, get out and walk and explore all the joys of downtown [Edwardsville!](#)

- Art Center
- Children's Museum
- Public Library
- Township Community Park
- The Gardens at SIUE
- Wildey Theatre
- Madison County Historical Society Museum & Archives
- Main Street Community Center
- Mannie Jackson Center for Humanities
- MCT Trails
- Watershed Nature Center
- 1820 Colonel Benjamin Stephenson House

INFOGRAPHIC

2341 Plum St., Edwardsville, IL 62025



LAND PROPERTY SUMMARY

2341 PLUM ST

LISTING # 3242

LOCATION DETAILS:

Parcel #: 14-2-15-23-00-000-064

County: IL - Madison

Zoning: B-3

PROPERTY OVERVIEW:

Lot Size: 1.27 Acres

Min Divisible Acres: 1.27

Max Contig Acres: 1.27

Frontage: 235'

Depth: Varies

Land Status: Vacant

Topography: Flat

Archeological: No

Environmental: No

Survey: No

TRANSPORTATION:

Interstate Access: I-270 and I-255

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 10,300

Taxes: \$14,987.00

Tax Year: 2024



SALE INFORMATION:

Sale Price: \$500,000

Price / Acre: \$393,701

\$/SF (Land): \$9.04

UTILITY INFO:

Water Provider: City Served

Water Location: On Site

Sewer Provider: City Served

Sewer Location: On Site

Gas Provider: Ameren IL

Gas Location: On Site

Electric Provider: Ameren IL

Electric Location: On Site

PROPERTY DESCRIPTION:

1.27 Acre Site with all utilities available. The lot is part of the Theatre View Commons PUD. Nearby businesses include AMC Theatre, Planet Fitness, Eclipse Car Wash, Annie's Custard & Global Brew.