

INDUSTRIAL SITES FOR SALE

917 Plum St., Cahokia Heights, IL 62206



SALE PRICE: \$12,000/Acre

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

Cahokia Heights, IL



PARCEL 1: 60.58/AC



PARCEL 2: 4.21/AC



PARCEL 3: 6.83/AC

LOCATION OVERVIEW

Located in the Route 3 Industrial Corridor (Old Cahokia) on the protected (dry side) of the American Bottoms Industrial Levee System adjacent/near Multi-Modal Transportation Class 1 (river, road, rail, air, and pipeline) network and within a mile of Mississippi River Transload/Grain Facilities lies. Terminal Railroad bed is adjacent to the property with easy access to I-255 (2 miles), I-64, and I-70 (3.5 miles), only a few miles from Union Pacific Dupo Railyard and Alton & Southern, Sauget Railyard, and only minutes from St. Louis Downtown Airport.

IMAGES

Cahokia Heights, IL



FARM HOUSE



MACHINE SHED



SMOKE HOUSE



In addition to the acreage the property includes:

- 1870s Restored Farm House - 2,586 SF
- 1800s Smokehouse - 365 SF
- Curved Roof Barn - 1,330 SF
- 3,600 SF (50 x 72) Machine Shed with Repair Lift - 3,988 SF
- Repair Shop - 660 SF
- 2-Car Garage - 559 SF
- TOTAL SF: 11,113**
- Buildings located on 4 Acres

LAND PROPERTY SUMMARY

917 PLUM STREET

LISTING # 2818

SALE INFORMATION:

Sale Price: \$859,440

Price / Acre: \$12,000

LOCATION DETAILS:

Parcel #: See Listing attachment or notes

County: IL - St. Clair

Zoning: Agricultural

PROPERTY OVERVIEW:

Lot Size: 71.62 Acres

Min Divisible Acres: Negotiable

Frontage: Irregular

Depth: Varies

Land Status: Existing

Topography: Level

Archeological: No

Environmental: No

Survey: No

TAX INCENTIVE ZONES:

TIF District: Yes

Enterprise Zone: Yes

Opportunity Zone: No

Foreign Trade Zone: No

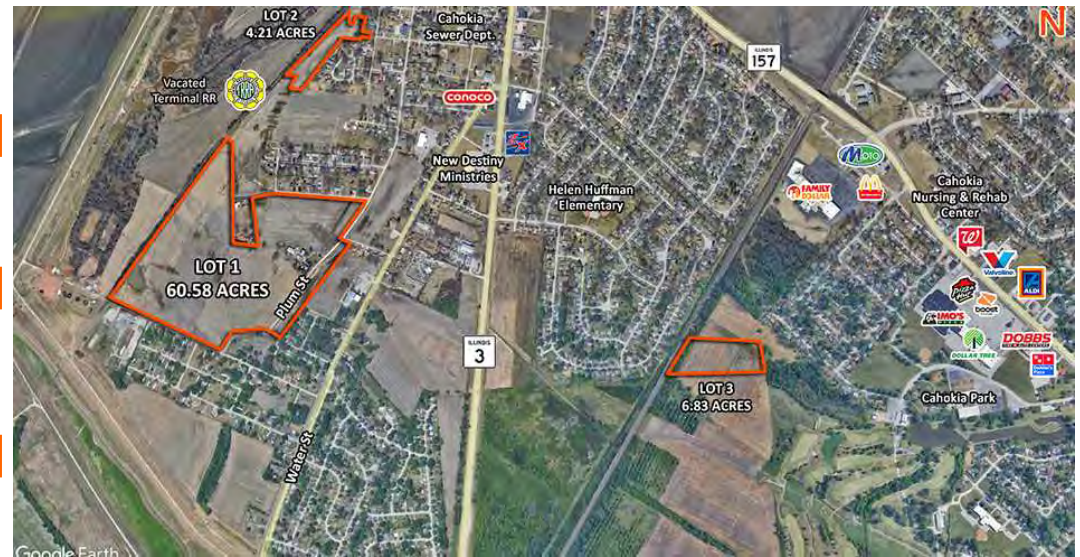
TRANSPORTATION:

Interstate Access: I-255 (2 Miles); I-64/I-70 (3 Miles)

Airport Access: St. Louis Downtown

DEMOGRAPHICS/FINANCIAL INFO:

Taxes: \$10,362.00



UTILITY INFO:

| | |
|---------------------------|-------------|
| Water Provider: | City Served |
| Water Location: | On Site |
| Sewer Provider: | Septic |
| Sewer Location: | On Site |
| Gas Provider: | Propane |
| Gas Location: | On Site |
| Electric Provider: | Ameren IL |
| Electric Location: | On Site |

PROPERTY DESCRIPTION:

71.62 total acres owned by the same family since the early 1800s. The property has already been zoned commercial/industrial for future use.

Parcel # 1 - In addition to the acreage the property includes:

Farm House - 2568 SF

Smokehouse - 365 SF

Curved Roof Barn - 1,330 SF

Machine Shed - 3,600 SF (50' x 72')

Repair Shop - 660 SF

2 Car Garage - 559 SF

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