

# 15.18 ACRE LAND FOR SALE

1121 Pisa Drive Caseyville, IL 62232



**RESIDENTIAL SITE**

**BARBERMURPHY**

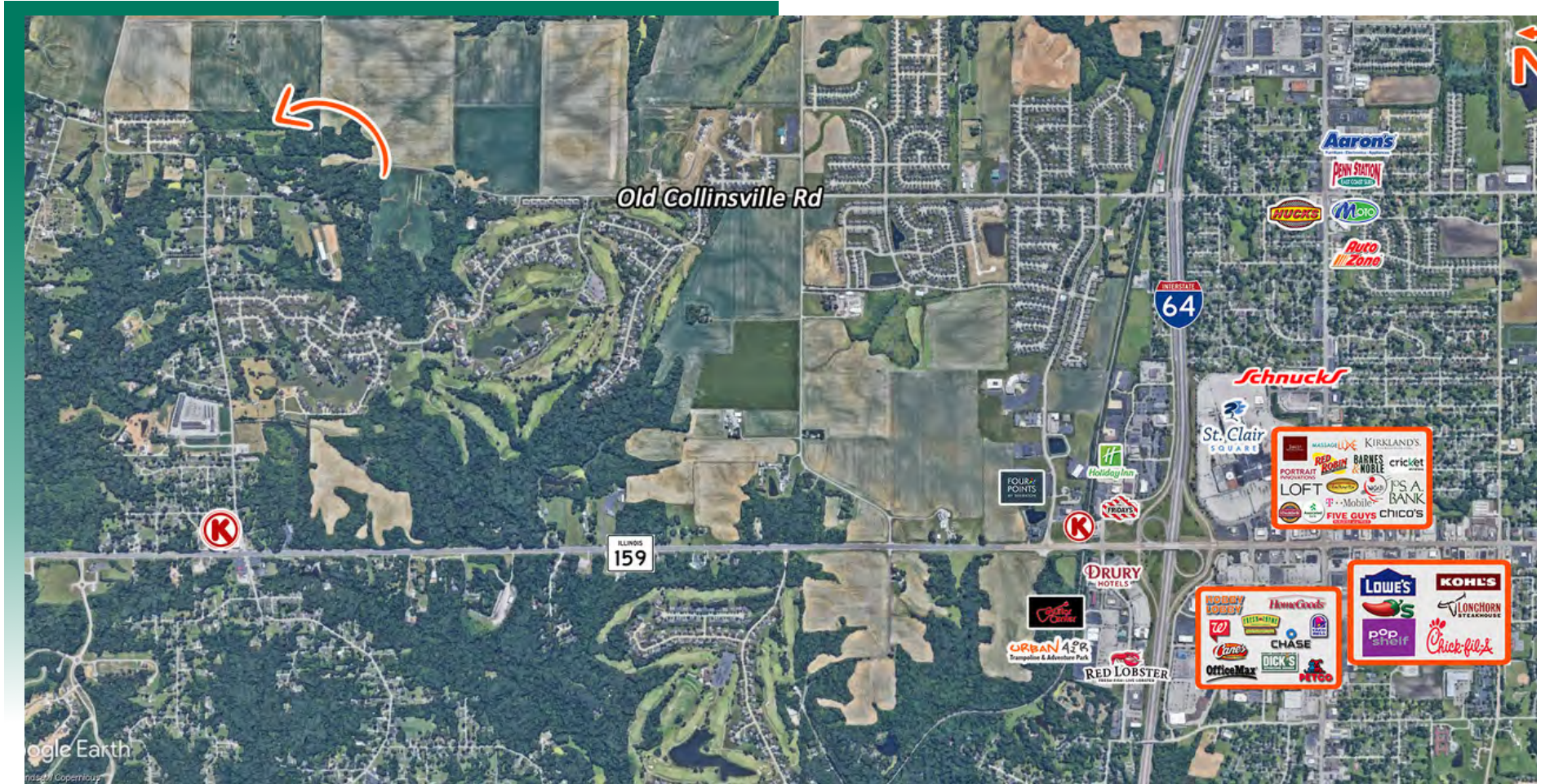
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**John L. Eichenlaub**  
Managing Broker  
Cell: (618) 570-8344  
johne@barbermurphy.com



# AREA MAP

1121 Pisa Drive Caseyville, IL 62232



## LOCATION OVERVIEW

15.18 Acres of Residential land adjoining Tuscany Ridge. All utilities available. Located in O'Fallon School Districts.



I-64

# LAND PROPERTY SUMMARY

1121 Pisa Drive Caseyville, IL 62232

#2841

## SALE INFORMATION:

Sale Price: \$179,900  
Sale Price/Acre: \$11,851  
Sale Price/SF: \$0.27

## LAND MEASUREMENTS:

Acres: 15.18 AC  
Total Acres Available: 15.18 AC  
Min Divisible Available: 15.18 AC  
Frontage: 327 FT  
Subdivide Site: NO

## PROPERTY INFORMATION:

Parcel No: 03-11.0-100-036  
County: St. Clair  
Zoning: SR-3  
Prior Use: Rural/Agricultural-  
Vacant Land  
TIF: NO  
ENTERPRISE Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Environmental: NO  
Archaeological: NO  
Property Tax: \$1,367  
Tax Year: 2023  
Topography: Level to Rolling



## UTILITY INFORMATION:

Water Provider: City Served  
Location: On Site  
Sewer Provider: City Served  
Location: On Site  
Gas Provider: Ameren IL  
Location: On Site  
Electric Provider: Ameren IL  
Location: On Site

## TRANSPORTATION

Interstate: I-64

## COMMENTS:

Excellent Development Opportunity.

