

# FOR SALE

## 3.02 ACRE DEVELOPMENT SITE

1300 Lebanon Rd., Collinsville, IL 62234



**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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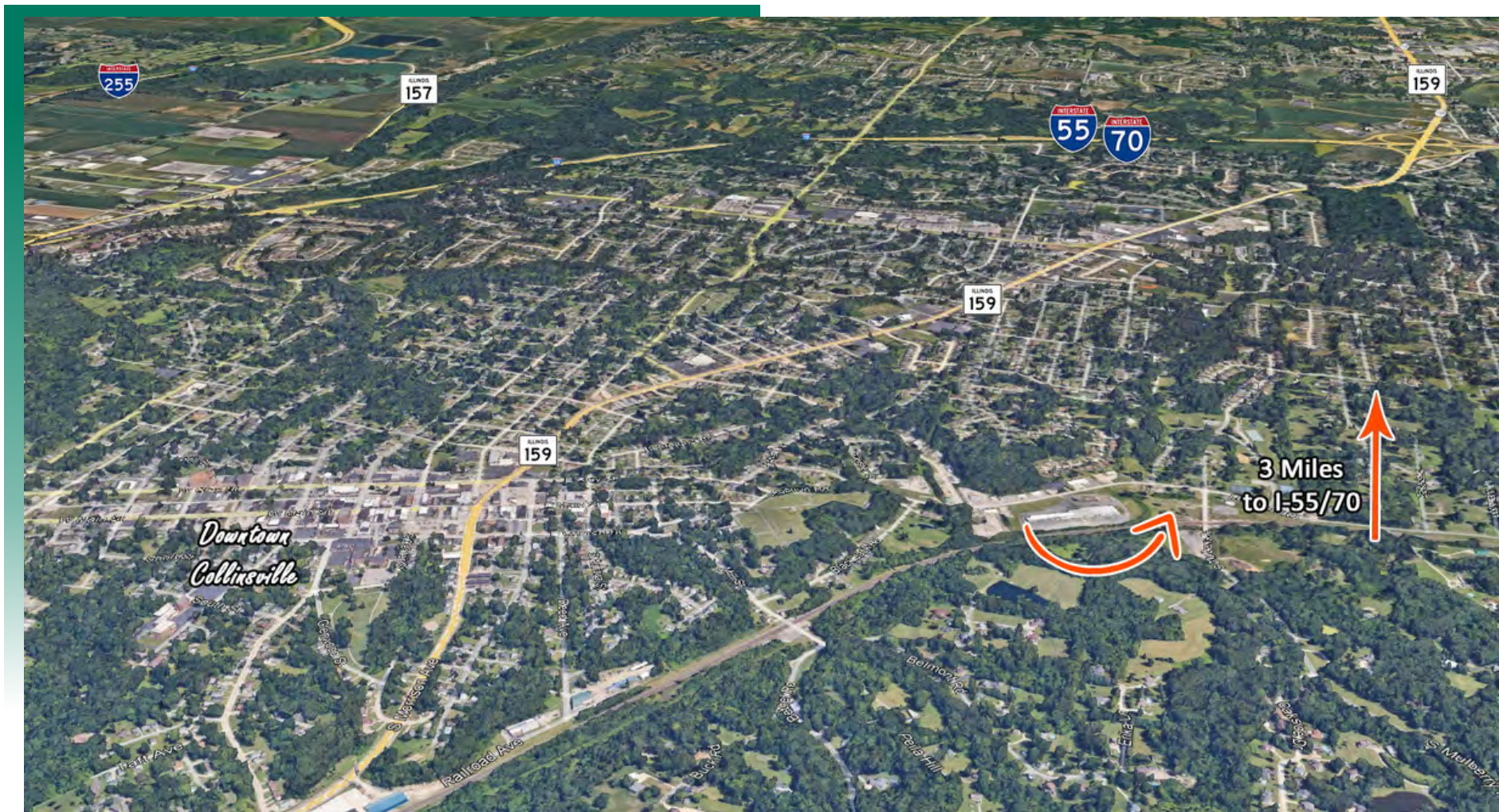
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# AREA MAP

1300 Lebanon Rd., Collinsville, IL 62234



## LOCATION OVERVIEW

Site is less than 1 mile off IL Route 159 and only 3 miles from I-55/70 and I-255. Situated in an Industrial area.



Frontage: 340'  
Depth: 420'



Flat  
Topography



I-55/70 (EXIT 15)  
I-255 (EXIT 24)

# LAND PROPERTY SUMMARY

1300 Lebanon Rd., Collinsville, IL 62234

#2834

## SALE INFORMATION:

Sale Price: \$80,000  
Sale Price/Acre: \$26,500  
Sale Price/SF: \$0.60

## LAND MEASUREMENTS:

Acres: 3.02 AC  
Total Acres Available: 3.02 AC  
Min Divisible Available: 3.02 AC  
Frontage: 340 FT  
Depth: 420 FT  
Subdivide Site: No

## PROPERTY INFORMATION:

Parcel No: 13-2-21-27-20-401-021  
County: Madison  
Zoning: M-1  
TIF: No  
ENTERPRISE Zone: No  
Foreign Trade Zone: No  
Survey: No  
Environmental: No  
Archaeological: No  
Topography: Flat

## TRANSPORTATION:

Interstate: I-55/70 & I-255  
Rail: N/A  
Barge: N/A  
Airport: N/A



## UTILITY INFORMATION:

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

## COMMENTS:

3.02 Acre Development Site with All Utilities Near Site. Zoned M-1.



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