

# LAND FOR SALE

2285 IL Rt 127 Greenville, IL 62246



## COMMERCIAL DEVELOPMENT SITES

**BARBERMURPHY**

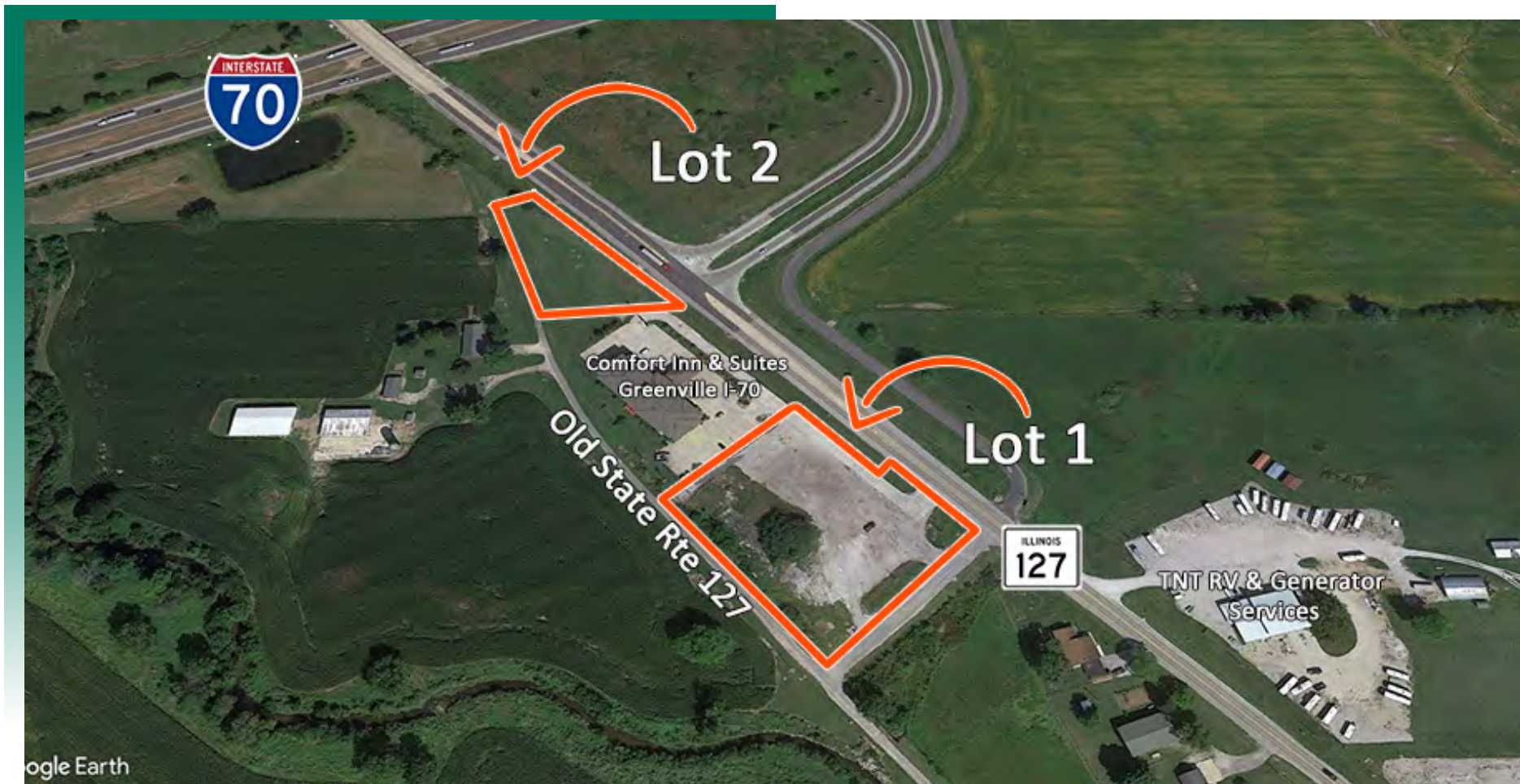
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# AREA MAP

2285 IL Rt 127 Greenville, IL 62246



## LOCATION OVERVIEW

Excellent location near I-70 at the Exit 45 interchange. Site has over 550 Feet of Frontage on Rt 127 and shares access with the Comfort Inn & Suites Hotel.

Lot 1: 3.17 Acres for \$240,000

Lot 2: .80 Acres for \$55,000



Frontage: 550'



I-70



Utilities On-Site



45  
Interchange

# LAND PROPERTY SUMMARY

2285 IL Rt 127 Greenville, IL 62246

#2863

## SALE INFORMATION:

Sale Price Lot 1: \$240,000  
Sale Price Lot 2: \$55,000

## LAND MEASUREMENTS:

Acres: 3.97 AC  
Total Acres Available: 3.97 AC  
Min Divisible Available: 0.8 AC  
Max Divisible Available: 3.17 AC  
Frontage: 550 FT  
Subdivide Site: YES

## PROPERTY INFORMATION:

Parcel No: 05-10-24-109-001 & 05-10-24-113-001 & 05-10-24-111-001  
County: Bond  
Zoning: C-1  
Traffic Count: 22,700 on I-70, 3,050 on IL Rt 127  
TIF: NO  
ENTERPRISE Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Environmental: NO  
Archaeological: NO  
Property Tax: \$1,301.00  
Tax Year: 2022  
Topography: Flat



## UTILITY INFORMATION:

Water Provider/Location: City Served, On-Site  
Sewer Provider/Location: City Served, On-Site  
Gas Provider/Location: Southwestern Electric Cooperative, On-Site  
Electric Provider/Location: Southwestern Electric Cooperative, On-Site  
Telecom Provider/Location: Charter/Spectrum, AT&T, On-Site

## TRANSPORTATION:

Interstate: I-70

## COMMENTS:

All utilities On -Site



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