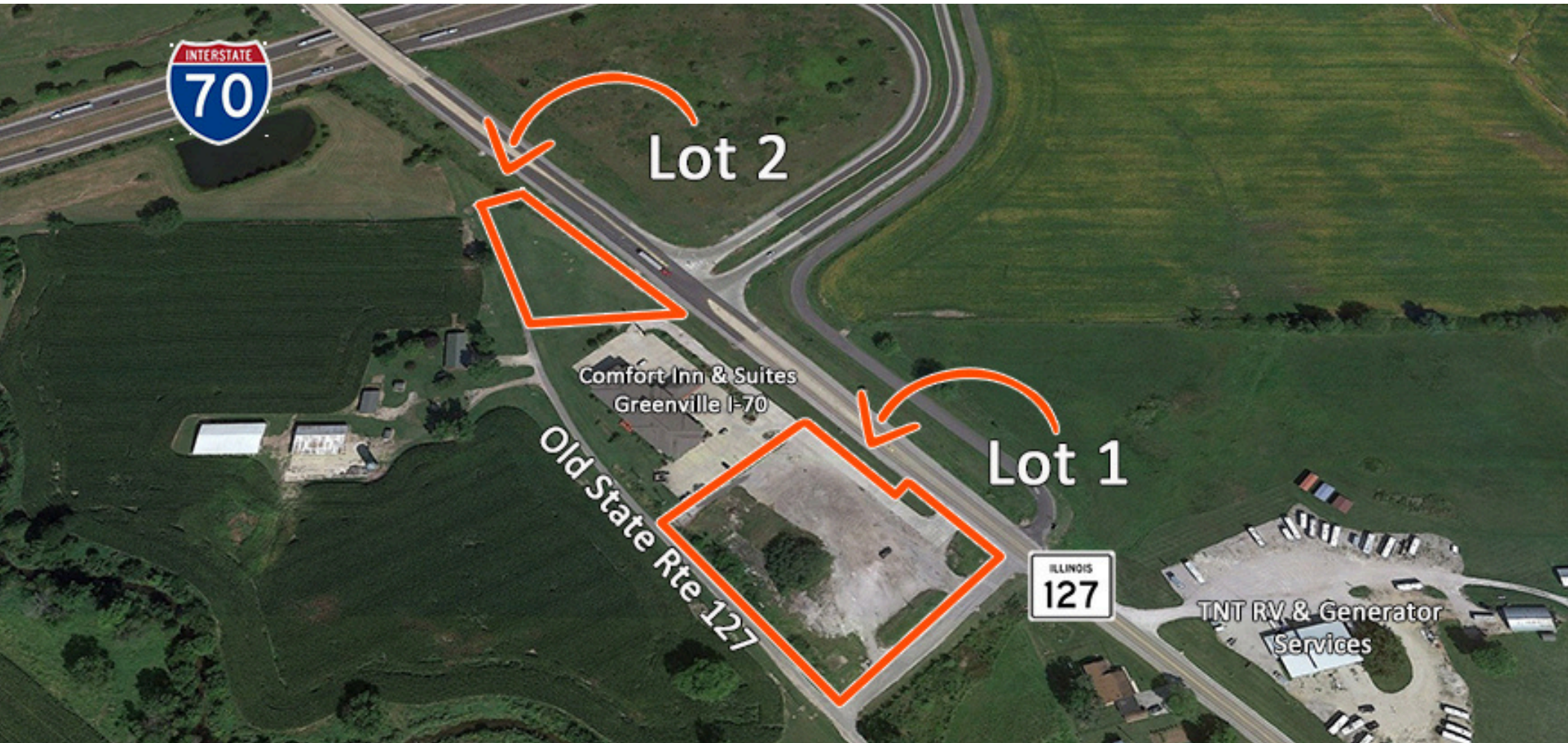


LAND FOR SALE

2285 IL Rt 127 Greenville, IL 62246



COMMERCIAL DEVELOPMENT SITES

BARBERMURPHY

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

Tony Smallmon
Broker Associate
Cell: (618) 407-4240
tonys@barbermurphy.com



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 \$225,000

Lot 2: .80 Acres for \$40,000



Frontage: 550'



I-70



Utilities On-Site

EXIT

45
Interchange

LAND PROPERTY SUMMARY

2285 IL Rt 127 Greenville, IL 62246

#2863

SALE INFORMATION:

Sale Price Lot 1: \$225,000
Sale Price Lot 2: \$40,000

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: \$1,880.00
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



Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com