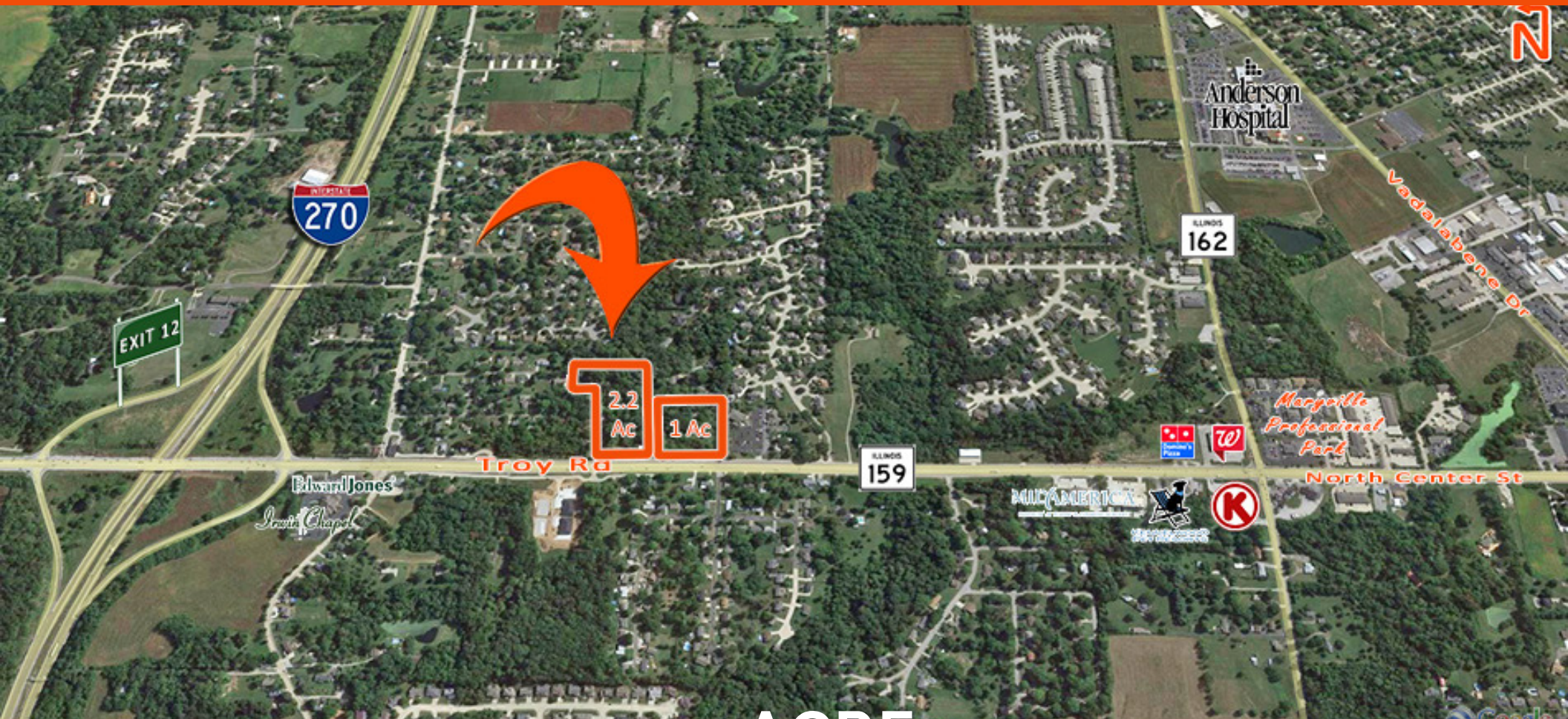


4700 South State Route 159, Glen Carbon, IL 62034



2.2 ACRE
DEVELOPMENT SITE FOR SALE
ADJACENT 1 ACRE LOT AVAILABLE

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BARBERMURPHY

SITE MAP

4700 South State Route 159, Glen Carbon, IL 62034

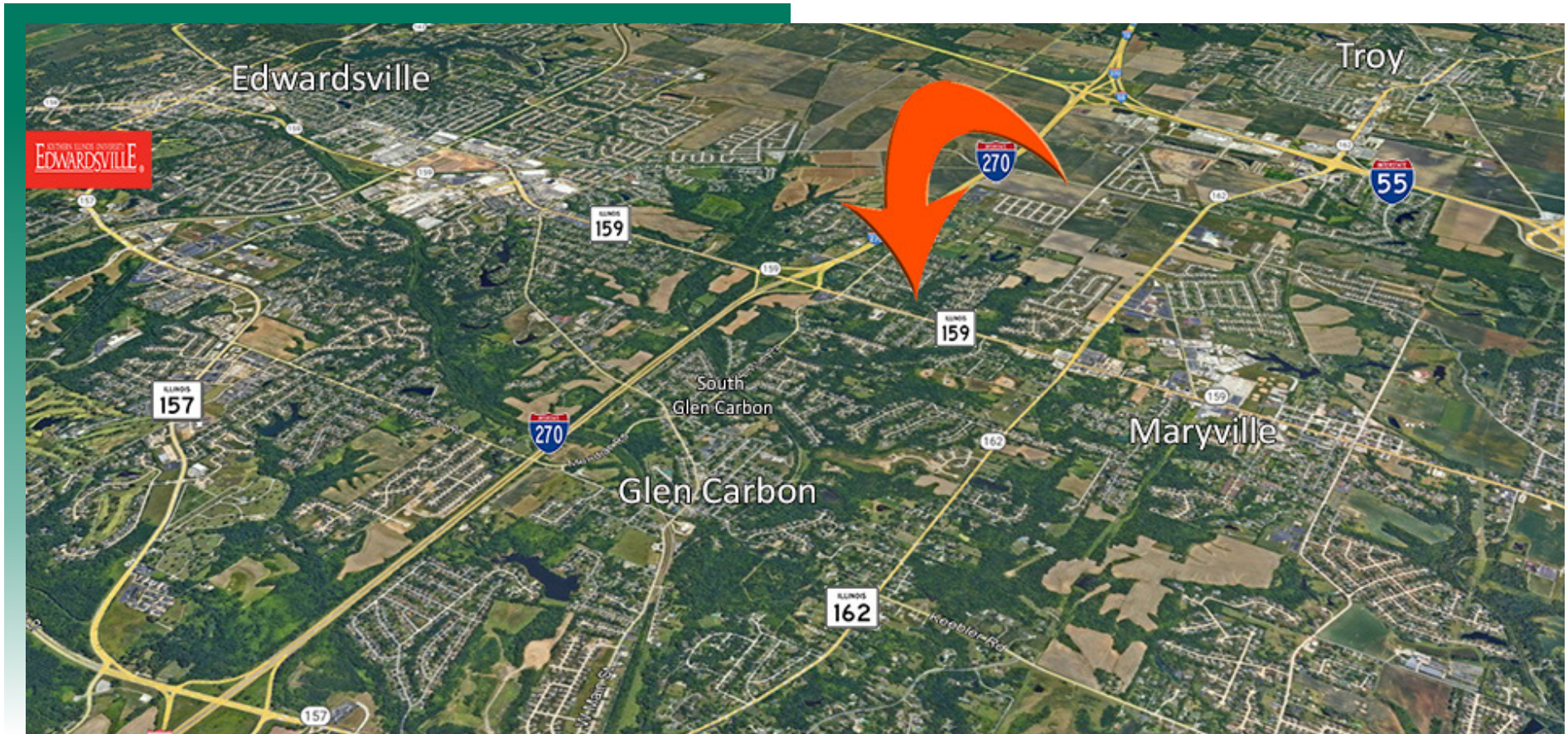


Map Locator ID	Price/Acre	Price/SF	Acres	Sale price
1 - Dogwood Estates	\$159,091	\$3.65/SF	2.2	\$350,000
2 - 4700 S State Rt 159	\$165,000	\$3.79/SF	1	\$165,000

- Lot 1 & 2 Zoned Neighborhood Commercial
- Lot 1 utilities located on the property
- Highly visible location with 18,400 cars per day
- Located .5 miles from 270 and 2.5 miles from 255 & 70
- Lot 1: 280' of frontage on State Route 159
Lot 2: 235' of frontage on State Route 159
- Parcel can be sold separately or together

AREA MAP

4700 South State Route 159, Glen Carbon, IL 62034



LOCATION OVERVIEW

This site enjoys convenient access to interstates, with I-270 located just half a mile away, while I-255 and I-70 are accessible within a 2.5-mile radius. Additionally, the location is situated on South State Route 159, which sees an average traffic count of 18,500 cars per day.

DEMOGRAPHICS & AREA OVERVIEW

4700 South State Route 159, Glen Carbon, IL 62034

AREA OVERVIEW

Site is located in Madison County part of the Metro East in Southern Illinois approximately 20 miles from St. Louis. It is located off of South State Route 159 between Maryville, Glen Carbon and Edwardsville city centers. The 15 mile area has a population of approx. 406,320 residents.

Major employers in the region include Anderson Hospital, Ameren, Glik's, and Southern Illinois University.

Additionally, the region is home to thriving manufacturing, logistics, healthcare, retail and hospitality sectors.

DEMOGRAPHICS

5 Mile Radius



Population
33,474



Households
13,231



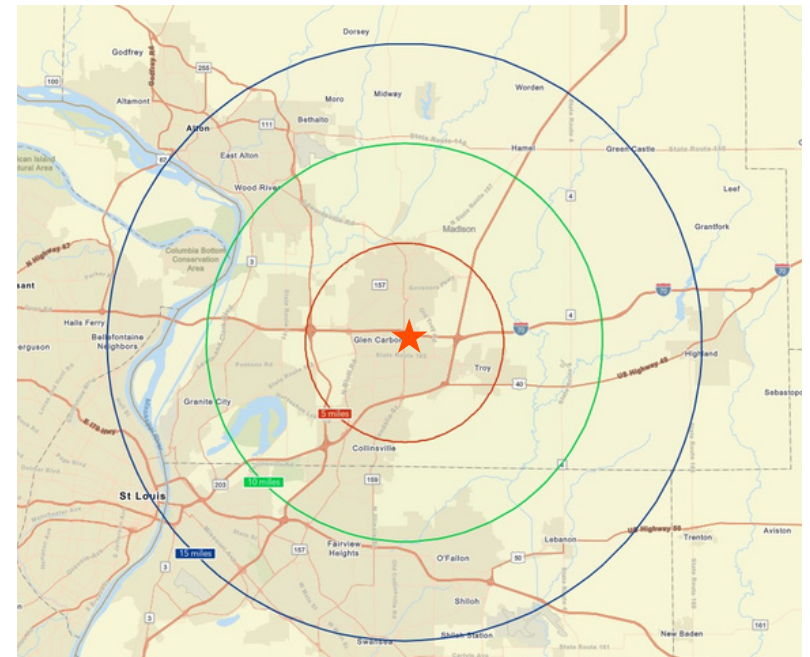
Avg. Household
Income
\$94,912



Total Businesses
2,562



Total Employees
31,082



MINUTES AWAY FROM EDWARDSVILLE

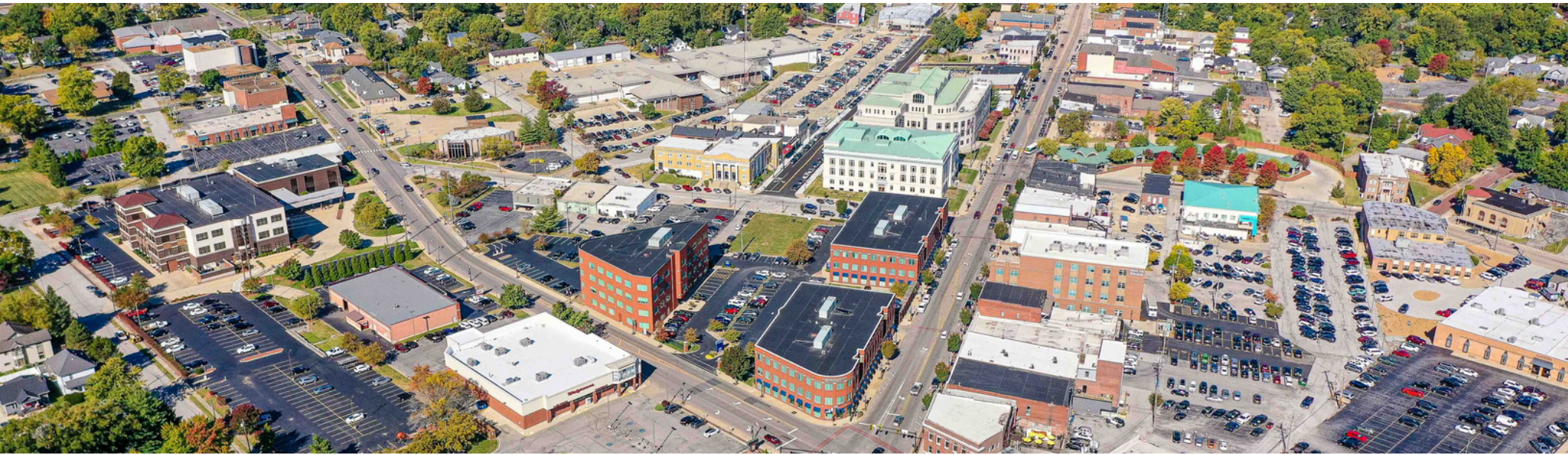
Edwardsville is located on the thriving Illinois side of the Mississippi River, just half an hour from St. Louis, Missouri. Retail businesses, manufacturers, distribution centers, and office and technology firms will all find extraordinary opportunities in what Edwardsville has to offer: Edwardsville is also the Madison County Seat.

- An unparalleled combination of connectivity that provides some of the lowest shipping costs in the country and easy access to suppliers and markets everywhere.
- Conveniently located sites with key infrastructure, abundant utilities, robust telecommunications and plenty of room to grow.
- Excellent schools that, along with the local colleges and universities, are preparing a large and highly skilled workforce for the most demanding and in-demand jobs.
- A quality of life that helps to attract and retain the best and the brightest workers.
- An enviable network of state and interstate highways that provide easy access to the almost 3 million very active consumers living within a 60-mile radius of the city.
- A powerful package of incentives, including tax abatements and Tax Increment Financing (TIF) Districts, some of which are also located in the Gateway Enterprise Zone to provide additional benefits that will continue to attract future investment.

EDWARDSVILLE ATTRACTIONS

Downtown Edwardsville - The downtown setting is so scenic that it has been the backdrop for multiple Hollywood film scenes. One needs look no further than the blocks of storefronts that house coffee shops, artisan bakeries, craft breweries and boutique clothing stores to see why it is the ideal setting for any outing. On Saturday mornings from May to October, downtown is also the home of the Land of Goshen Community Market, where all sorts of locally grown produce, handmade items and specialty crafts can be found. Park the car, get out and walk and explore all the joys of downtown Edwardsville!

- Art Center
- Children's Museum
- Public Library
- Township Community Park
- The Gardens at SIUE
- Wildey Theatre
- Madison Country Historical Society Museum & Archives
- Main Street Community Center
- Mannie Jackson Center for Humanities
- MCT Trails
- Watershed Nature Center
- 1820 Colonel Benjamin Stephenson House



LAND PROPERTY SUMMARY

LOT 2: 4700 South State Route 159, Glen Carbon, IL 62034

#2872

SALE INFORMATION:

For Sale: YES
Sale Price/Acre: \$159,091/Acre
Sale Price/SF: \$3.65/SF

LAND MEASUREMENTS:

Acres: 2.2 AC
Total Acres Available: 2.2 AC
Min Divisible Available: 2.2 AC
Frontage: 235 FT
Depth: 385 FT
Subdivide Site: No

PROPERTY INFORMATION:

Parcel No: 14-1-15-35-04-401-013
County: Madison
Zoning: Neighborhood Commercial
Prior Use:
Traffic Count: 18,500
TIF: No
ENTERPRISE Zone: No
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$3,864.52
Tax Year: 2022
Topography: Gently sloping



UTILITY INFORMATION:

Water Provider: City
Location: On Site
Service: Village of Glen Carbon
Sewer Provider: City
Location: Adjacent to property
Service: Village of Glen Carbon
Gas Provider: Ameren Illinois
Location: On Site
Service: Ameren Illinois
Electric Provider: Ameren Illinois
Location: On site
Service: Ameren Illinois
Telecom Provider:
Location:
Service:

TRANSPORTATION:

Interstate: .5 miles to 270 and 2.5 miles to 255 & 70

COMMENTS:

Located less than 1 mile to I-270 (Exit 120; 2.3 miles to I-55 (Exit 15) and 2.75 miles to I-55/70 (Exit 18). Site would be an great walk-out building development with excellent frontage on State Route 159.



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LAND PROPERTY SUMMARY

LOT 1: DOGWOOD ESTATES, GLEN CARBON, IL 62034

#2873

SALE INFORMATION:

For Sale: YES
Sale Price/Acre: \$165,000/Acre
Sale Price/SF: \$3.79/SF

LAND MEASUREMENTS:

Acres: 1 AC
Total Acres Available: 1 AC
Min Divisible Available: 1 AC
Frontage: 280 FT
Depth: 379 FT
Subdivide Site: No

PROPERTY INFORMATION:

Parcel No: 14-2-15-35-04-405-001
County: Madison
Zoning: Neighborhood Commercial
Prior Use:
Traffic Count: 18,500
TIF: No
ENTERPRISE Zone: No
Foreign Trade Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$1,144.44
Tax Year: 2022
Topography: Gently sloping



UTILITY INFORMATION:

Water Provider: City
Location: Adjacent to property
Service: Village of Glen Carbon
Sewer Provider: City
Location: Adjacent to property
Service: Village of Glen Carbon
Gas Provider: Ameren Illinois
Location: Adjacent to property
Service: Ameren Illinois
Electric Provider: Ameren Illinois
Location: Adjacent to property
Service: Ameren Illinois
Telecom Provider:
Location:
Service:

TRANSPORTATION:

Interstate: .5 miles to 270 and 2.5 miles to 255 & 70

COMMENTS:

Located less than 1 mile to I-270 (Exit 120; 2.3 miles to I-55 (Exit 15) and 2.75 miles to I-55/70 (Exit 18). Site would be an great walk-out building development with excellent frontage on State Route 159.



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