

LAND FOR SALE

St. Thomas Rd. & West Chain of Rocks Rd. Granite City, IL 62040



COMMERCIAL DEVELOPMENT SITE

BARBERMURPHY

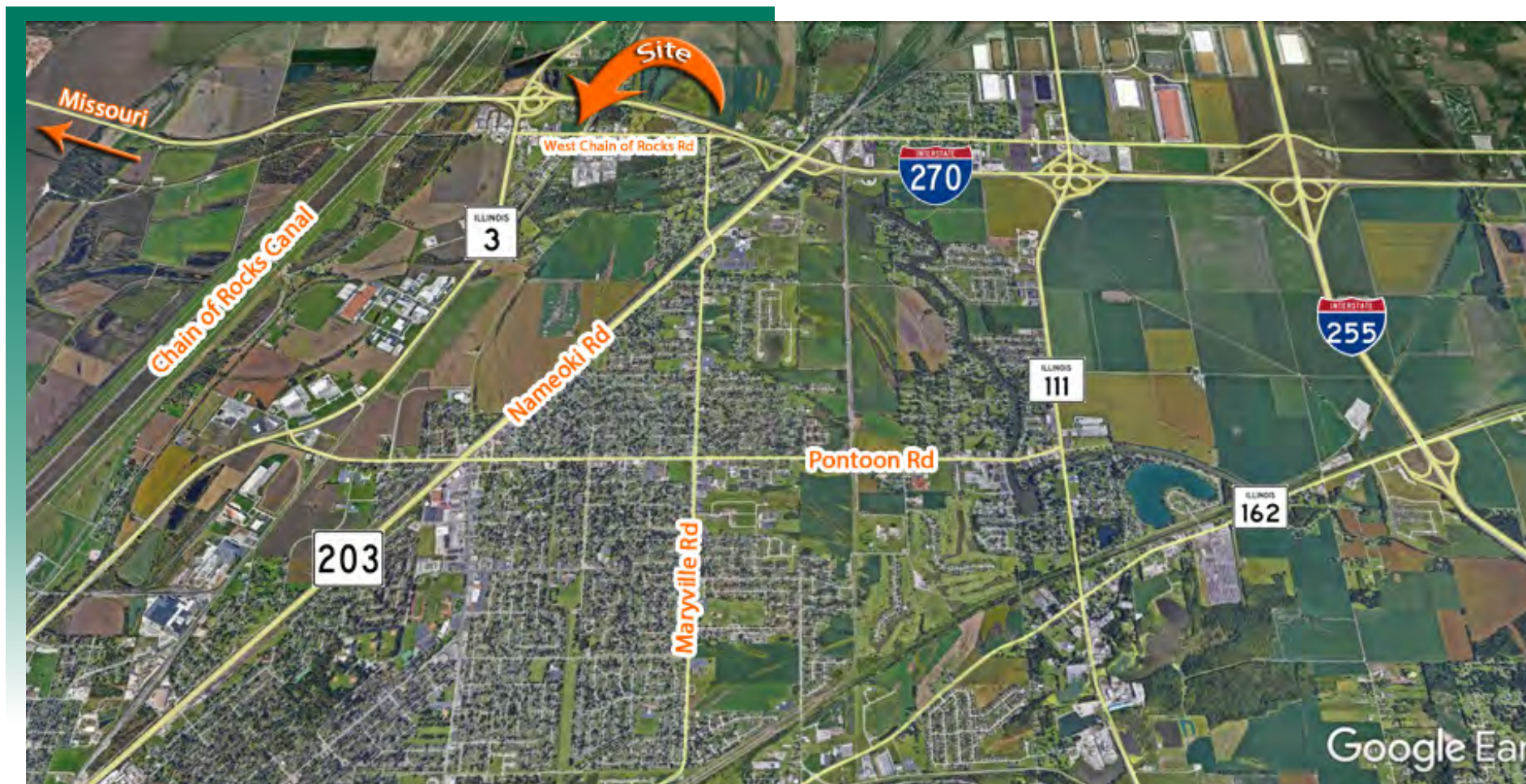
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Matt Barriger
Broker Associate
Cell: (618) 973-5507
mattb@barbermurphy.com



AREA MAP

St. Thomas Rd. & West Chain of Rocks Rd. Granite City, IL 62040



LOCATION OVERVIEW

Excellent Interstate access. Located less than 5 minutes from I-270 and 1 block east of Route 3.



I-270

EXIT

EXIT 3

LAND PROPERTY SUMMARY

#1221

St. Thomas Rd. & West Chain of Rocks Rd. Granite City, IL 62040

SALE INFORMATION:

Sale Price: \$295,000
Sale Price/Acre: \$41,374
Sale Price/SF: \$0.95

LAND MEASUREMENTS:

Acres: 7.13 AC
Total Acres Available: 7.13 AC
Min Divisible Available: 7.13 AC
Frontage: 500 FT
Depth: 624 FT
Subdivide Site: NO

PROPERTY INFORMATION:

Parcel No: 18-1-14-29-04-401-053
County: Madison
Zoning: B-3; Highway Business
Prior Use: Land
Traffic Count: 52,400 (I-270), 16,400 (Rt. 3)
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$8,205.04
Tax Year: 2022
Topography: Flat



UTILITY INFORMATION:

Water Provider: Mitchell Water District
Location: Available
Sewer Provider: Madison Co. Special Area #1
Location: Available
Gas Provider: Ameren
Location: Available
Electric Provider: Ameren
Location: Available
Telecom Provider: -
Location: -

TRANSPORTATION:

Interstate: I-270
Rail: n/a
Barge: n/a
Airport: n/a

COMMENTS:

7.13 Acre corner development site with 500' of Frontage.
All Utilities available.



Matt Barriger
Broker Associate
Office: (618) 277-4400 (Ext. 17)
Cell: (618) 973-5507
mattb@barbermurphy.com