

# 111 ACRES OF RECREATIONAL LAND FOR SALE

Route 3 and I-270, Granite City, IL 62040



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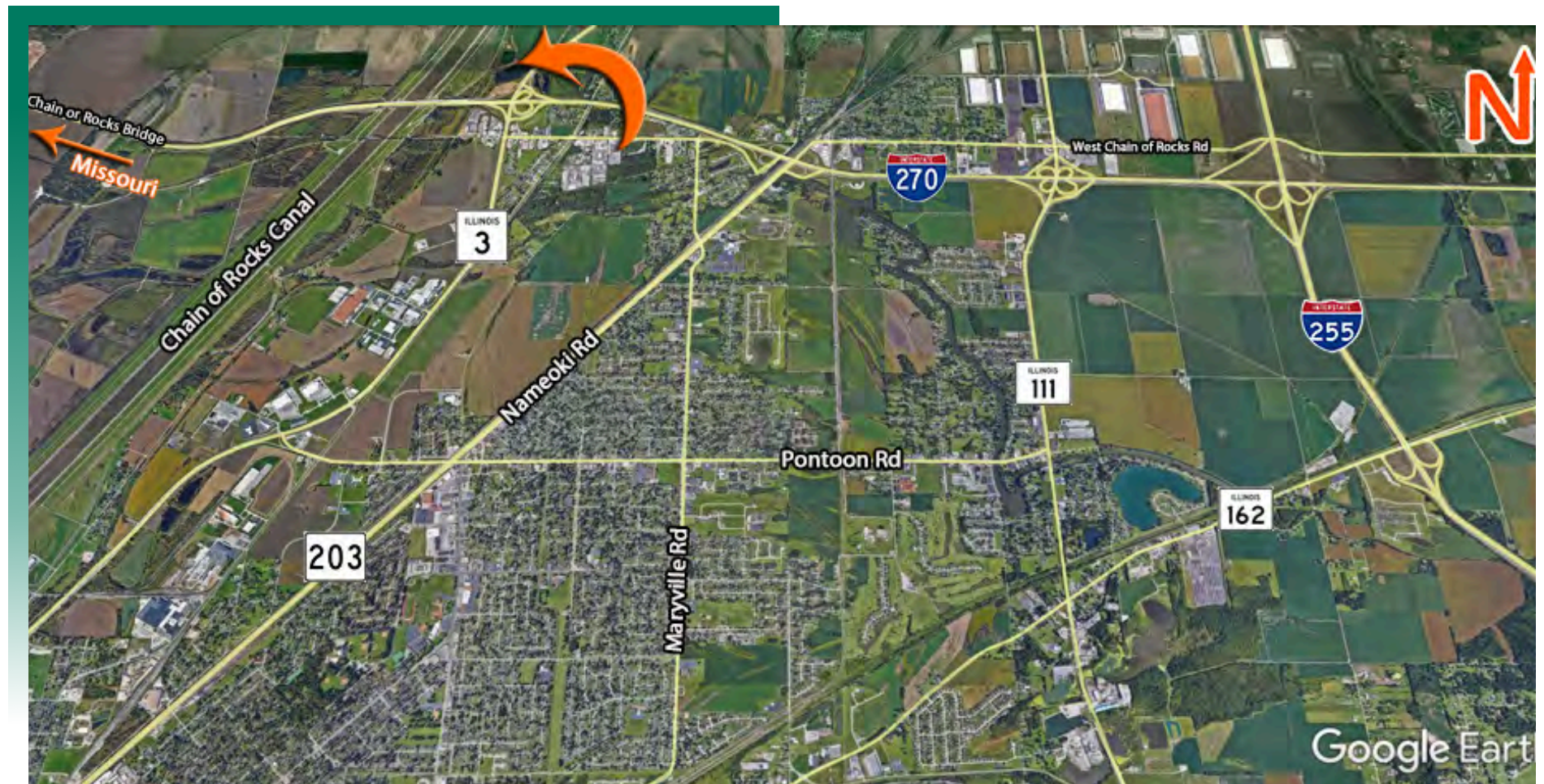


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

Route 3 and I-270 Granite City, IL 62040



### LOCATION OVERVIEW

Excellent Interstate access. Located at the corner of IL Route 3 and I-270 in Granite City, Illinois. Minutes from the Missouri border and Chain of Rocks Bridge.

# LAND PROPERTY SUMMARY

## ROUTE 3 AND I-270

**LISTING #** 2890

### LOCATION DETAILS:

**Parcel #:** 18-1-14-29-00-000-003  
**County:** IL - Madison  
**Zoning:** Agricultural

### PROPERTY OVERVIEW:

**Lot Size:** 111.0 Acres  
**Min Divisible Acres:** 111  
**Max Contig Acres:** 111  
**Frontage:** 3,383'  
**Depth:** IRR  
**Land Status:** Vacant  
**Topography:** Rolling  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

### TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

### TRANSPORTATION:

**Interstate Access:** I-270

### DEMOGRAPHICS/FINANCIAL INFO:

**Taxes:** \$188.00  
**Tax Year:** 2022



### SALE INFORMATION:

**Sale Price:** \$1,221,000  
**Price / Acre:** \$11,000  
**\$/SF (Land):** \$0.25

### UTILITY INFO:

**Electric Provider:** Ameren IL  
**Electric Location:** On Site

### PROPERTY DESCRIPTION:

111 acres of recreational land located at the corner of IL Route 3 and I-270 in Granite City. Electric is to the property. Potential home site. 2 small shallow ponds. These do go dry in times with no rain.

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