

6.88 ACRES FOR SALE

Madison Ave & Hedge Rd. South Roxana, IL 62084



AGRICULTURAL SITE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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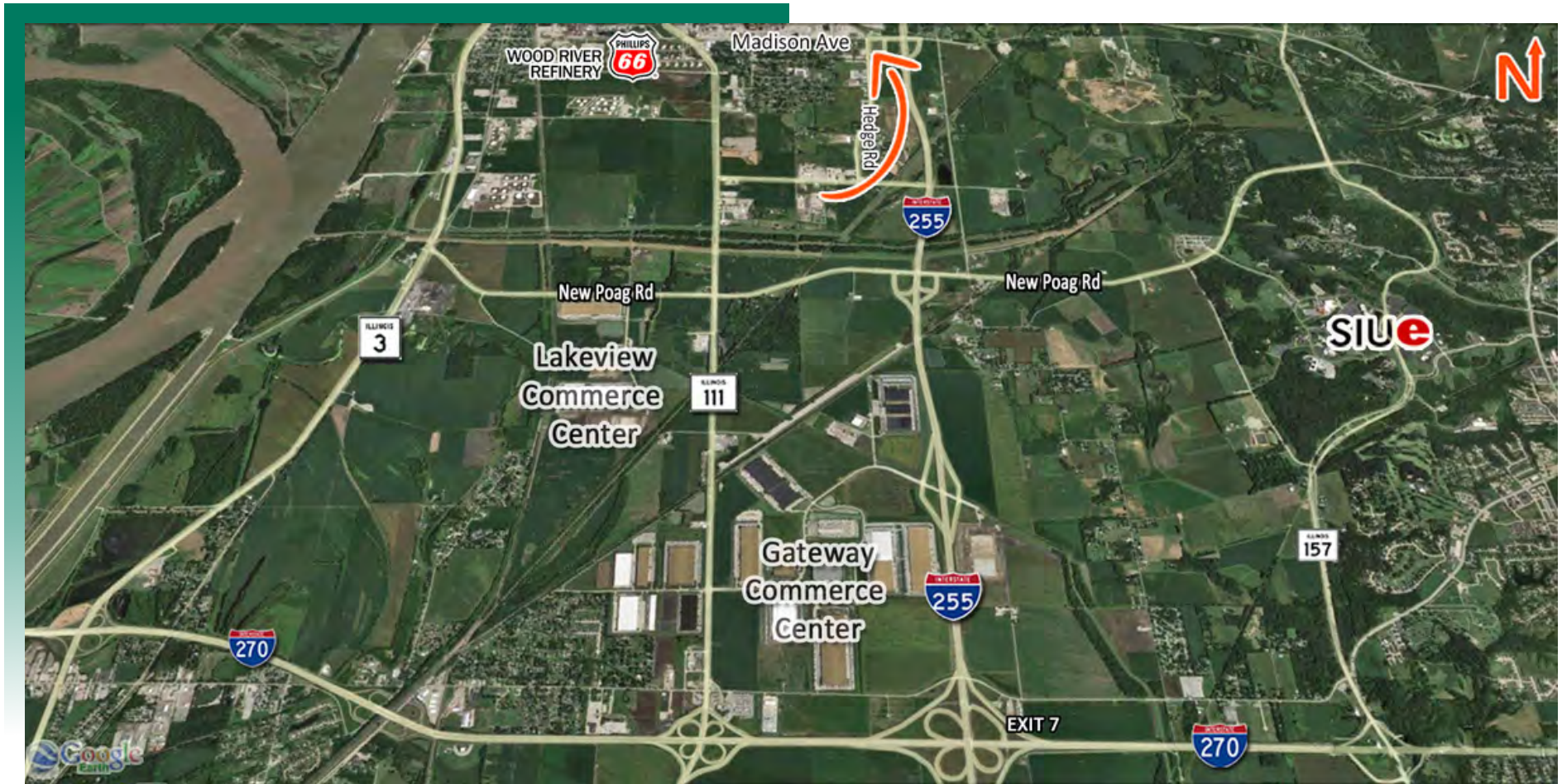
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AREA MAP

Madison Ave & Hedge Rd South Roxana, IL 62084



LOCATION OVERVIEW

Site is located at the corner of Madison Ave and Hedge Rd. adjacent the Wood River Refinery. Excellent access to I-255 (exit 5) and minutes from I-270 (exit 7).

LAND PROPERTY SUMMARY

#2898

Madison Ave & Hedge Rd South Roxana, IL 62084

SALE INFORMATION:

Sale Price: \$378,400
Sale Price/Acre: \$55,000
Sale Price/SF: \$1.26

LAND MEASUREMENTS:

Acres: 6.88 AC
Total Acres Available: 6.88 AC
Min Divisible Available: 6.88 AC
Frontage: 485 FT
Depth: 609 FT
Subdivide Site: NO

PROPERTY INFORMATION:

Parcel No: 18-1-14-01-00-000-008/008.001
County: IL-Madison
Zoning: Agricultural Land
Prior Use: Farm ground
Traffic Count: 4,750 Daily
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$126.80
Tax Year: 2022
Topography: Flat



UTILITY INFORMATION:

Water Provider: South Roxana
Location: On-Site
Sewer Provider: South Roxana
Location: Needs Extended
Gas Provider: Ameren Illinois
Location: On-Site
Electric Provider: Ameren Illinois
Location: On-Site
Telecom Provider: -
Location: -

TRANSPORTATION:

Interstate: I-255
Rail: -
Barge: -
Airport: -

COMMENTS:

6.88 Acres located off of Madison St. and Hedge Rd. in South Roxana, Illinois 62084. Excellent Interstate location near I-255. The ground is access controlled by IDOT giving access off of Hedge Rd.



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