

5 ACRE COMMERCIAL SITE FOR SALE

IL Route 109 Jerseyville, IL 62052



BARBERMURPHY

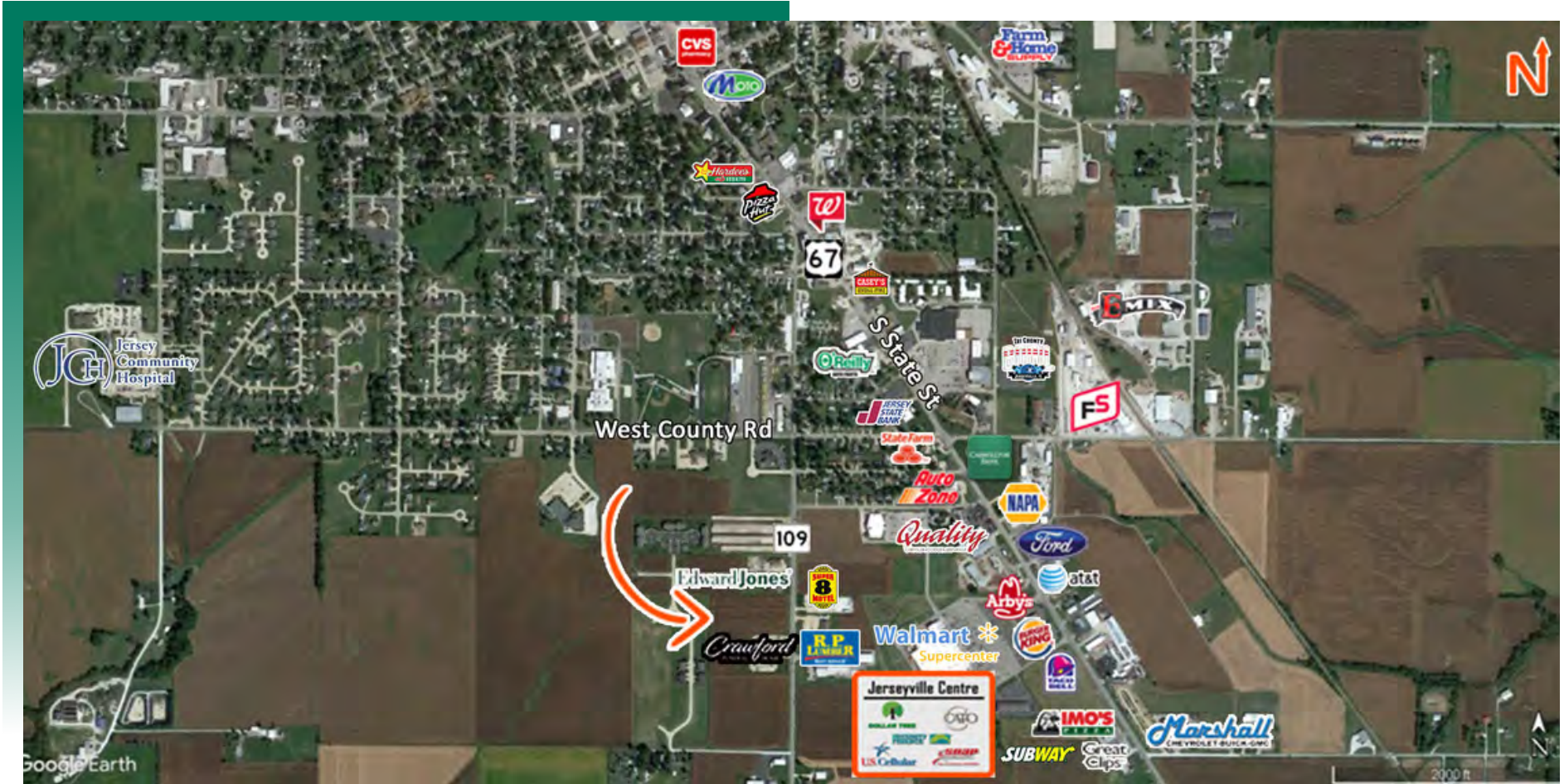
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

IL Route 109 Jerseyville, IL 62052



LOCATION OVERVIEW

The property is on the south side of Jerseyville, where most of the current commercial development is occurring down both US Route 67 and State Route 109. Site is immediately on Route 109 with excellent access to downtown Jerseyville, to Route 16 (East/West) as well as Route 67 (North/South). Daily Traffic count is 3,700, but it lies within a quarter mile of Route 67 with a 9900 daily count. It is sandwiched between two very nice recently built commercial properties. It is currently being farmed, therefore the R-1 Zoning and the low property tax. The properties on either side are zoned B-1 and B-3. This will be rezoned according to the end users needs.

LAND PROPERTY SUMMARY

#2897

IL Route 109 Jerseyville, IL 62052

SALE INFORMATION:

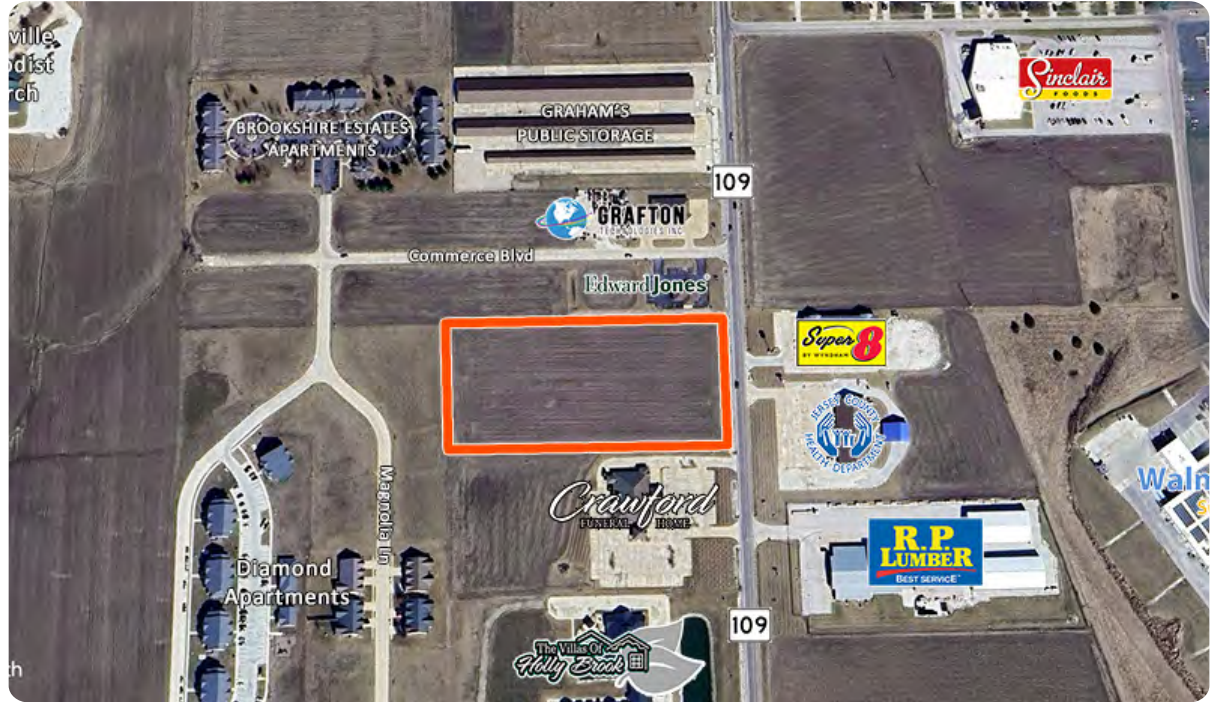
Sale Price: \$750,000
Sale Price/Acre: \$150,000
Sale Price/SF: \$3.44

LAND MEASUREMENTS:

Acres: 5 AC
Total Acres Available: 5 AC
Min Divisible Available: 5 AC
Frontage: 289 FT
Depth: 674 FT
Subdivide Site: NO

PROPERTY INFORMATION:

Parcel No: 04-028-002-75
County: IL-Jersey
Zoning: Currently R-1
Prior Use: Land
Traffic Count: 3,700
TIF: YES
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$350.26
Tax Year: 2022
Topography: Flat



UTILITY INFORMATION:

Water Provider: City of Jerseyville
Location: Across road from site
Sewer Provider: City of Jerseyville
Location: In front of site
Gas Provider: Ameren
Location: Adjacent to site
Electric Provider: Ameren
Location: In front of site
Telecom Provider: -
Location: -

TRANSPORTATION:

Interstate: 10 Miles to I-255
Rail: Active & Expanding
Barge: 20 Miles to Hardin
Airport: 35 Miles to STL Intl

COMMENTS:

Site is a level (would require a minimum of grading) flat rectangle with frontage on Route 109 of 289' and is 674' deep. Utilities are adjacent on sides and in front along Route 109. Recently built apartments lie to the back (West) side.



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