

# 14.46 ACRE LAND FOR SALE

State Route 3, Cahokia Heights, IL 62206



**INDUSTRIAL DEVELOPMENT SITE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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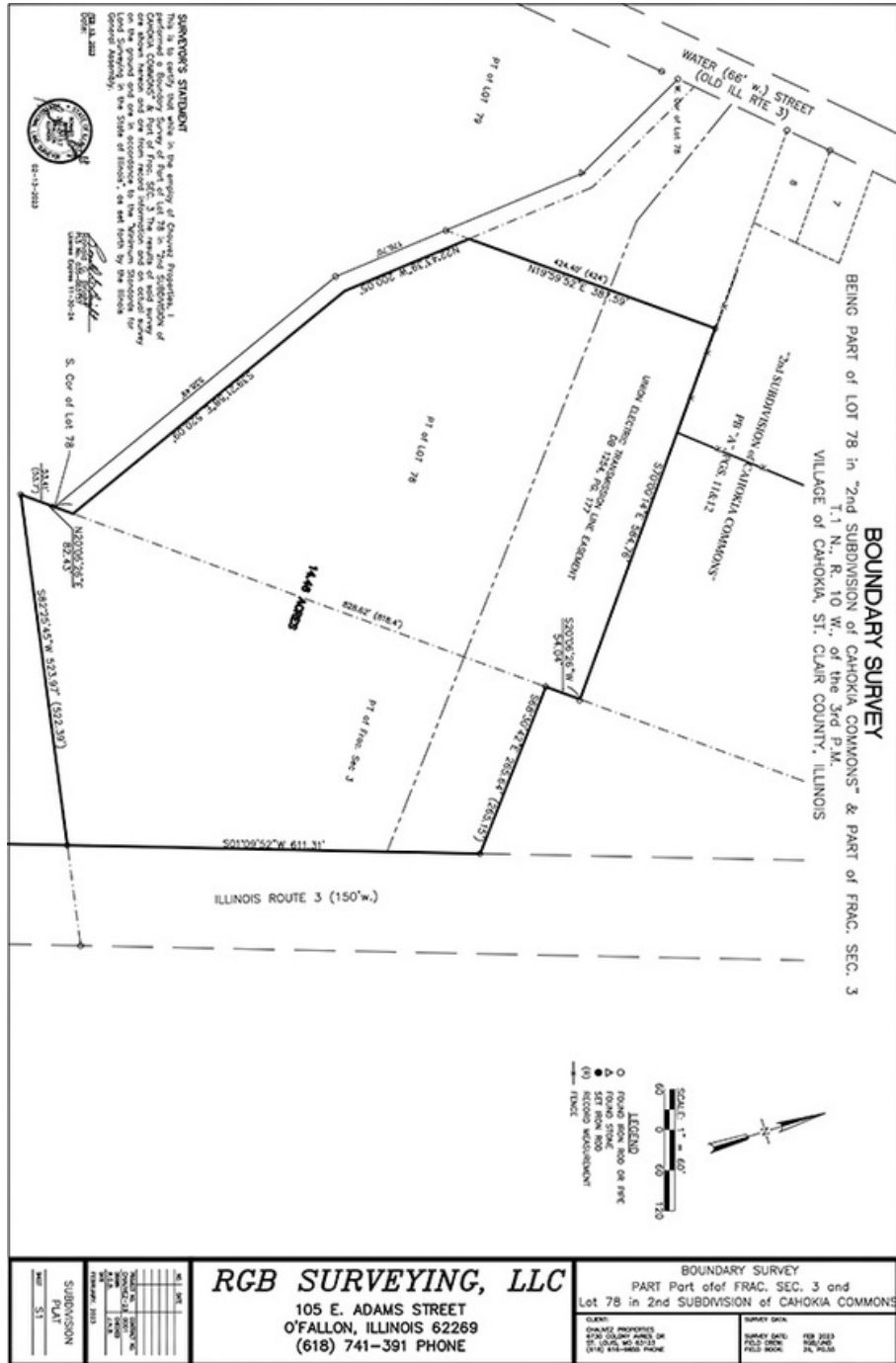
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# SURVEY

State Route 3, Cahokia Heights, IL 62206



## 14.46 Acre Land Available For Sale along Route 3 in Cahokia Heights, IL 62206

This property zoned M2 General Industrial District. 611 Feet of Frontage. The topography is Level and equipped with all utilities being available at the site boundary which is currently farmed. Overhead power lines restrict building footprints on a portion of the site.





# AREA MAP

State Route 3, Cahokia Heights, IL 62206



## LOCATION OVERVIEW

14+ Acres with Excellent location near Interstate 255 as well as IL Route 3 and IL Route 157 off Exit 10.



Frontage: 780'  
Depth: 235'



I-255



Topography: Level



Exit 10



# LAND PROPERTY SUMMARY

#2905

State Route 3, Cahokia Heights, IL 62206

## SALE INFORMATION:

Sale Price: \$199,000  
Sale Price/Acre: \$13,762  
Sale Price/SF: \$0.32

## LAND MEASUREMENTS:

Acres: 14.46 AC  
Total Acres Available: 14.46 AC  
Min Divisible Available: 14.46 AC  
Frontage: 611 FT  
Depth: IRR  
Subdivide Site: NO

## PROPERTY INFORMATION:

Parcel No: 06-03.0-315-032,028  
County: St. Clair  
Zoning: M2  
Prior Use: -  
Traffic Count: 10,000  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: YES  
Environmental: NO  
Archaeological: NO  
Property Tax: \$712  
Tax Year: 2023  
Topography: Level



## UTILITY INFORMATION:

Water Provider: Village of Cahokia Heights  
Location: Site Boundary  
Sewer Provider: Village of Cahokia Heights  
Location: Site Boundary  
Gas Provider: Ameren IL  
Location: Site Boundary  
Electric Provider: Ameren IL  
Location: Site Boundary  
Telecom Provider: -  
Location: -

## TRANSPORTATION:

Interstate: I-255  
Rail: N/A  
Barge: N/A  
Airport: N/A

## COMMENTS:



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