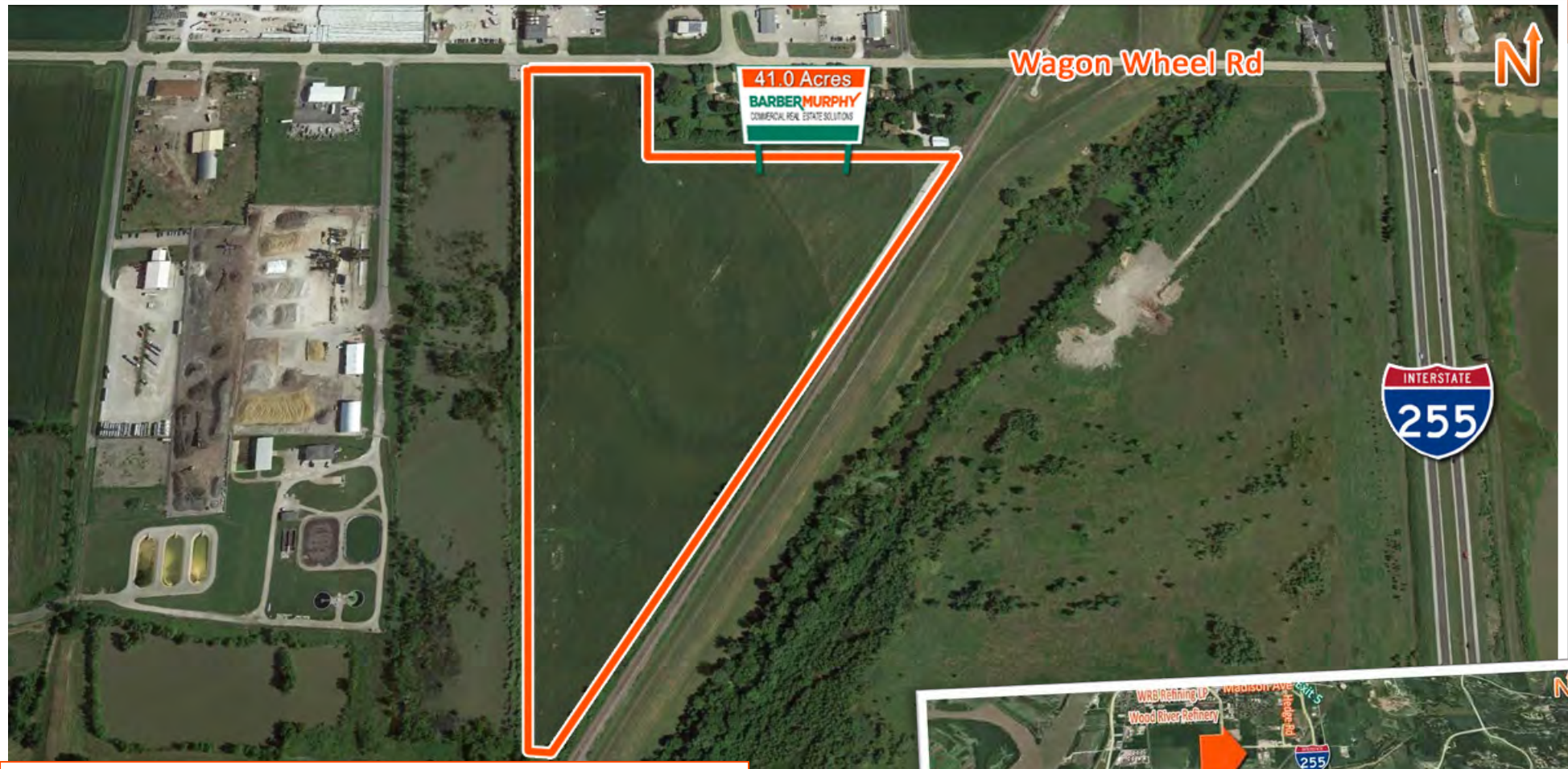


Industrial Development Opportunity

Wagon Wheel Road, South Roxana, IL 62087



- 41+/- Acre Industrial Zoned Development Site – Will Divide
- Rail Adjacent
- Level Topography, All Utilities Available
- 1 Mile from I-255; Exit 3

Reduced Sale Price: \$25,000/Acre



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Wayne Barber Jr. - SIOR
C: 618.593.4000

Wayne@barbermurphy.com

Scott Reichmann
C: 618.610.1632

ScottR@barbermurphy.com



Listing No: 137

Land

Industrial

**Wagon Wheel Road - 41 Acres
South Roxana, IL 62087**

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre: \$25,000
Sale Price/SF:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

41 Acre Industrial Zoned Development Site.
 All Utilities Available, located on Wagon
 Wheel Road 1 Mile N. East to I-255
 Interchange; 1/2 Mile West to IL Route 111.
 Level Topography.

Total Acres Available: 41.11
Min Divisible Acres: 20.00

LAND MEASUREMENTS:

Acres: 41.11
Frontage: 421 FT
Depth: 2,338 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-55/70, I-270, I-255
Rail: No
Barge: No
Airport:

PROPERTY INFORMATION:

Parcel No: 18-1-14-12-00-000-007
County: Madison
Zoning: Industrial
Zoning By: City of South Roxana
Complex:



TIF: Yes
Enterprise Zone: Yes
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$827.48
Tax Year: 2020
Traffic Count: 5,200 on Route 111
Topography: Level

UTILITY INFORMATION

Water Provider:	Village of Roxana	Service:	Location:	Wagon Wheel Rd (North)
Sewer Provider:	Village of Roxana	Service:	Location:	Wagon Wheel Rd (North)
Gas Provider:	Ameren IL	Service:	Location:	Wagon Wheel Rd (North)
Electric Provider:	Ameren IL	Service:	Location:	Wagon Wheel Rd (North)
Telecom Provider:		Service:	Location:	

Listing Broker(s)

Scott Reichmann
 Office: (618) 277-4400
 scottr@barbermurphy.com
 Cell: (618) 610-1632

Wayne Barber, Jr. SIOR
 Office: 618-277-4400
 wayne@barbermurphy.com
 Cell: 618-593-4000