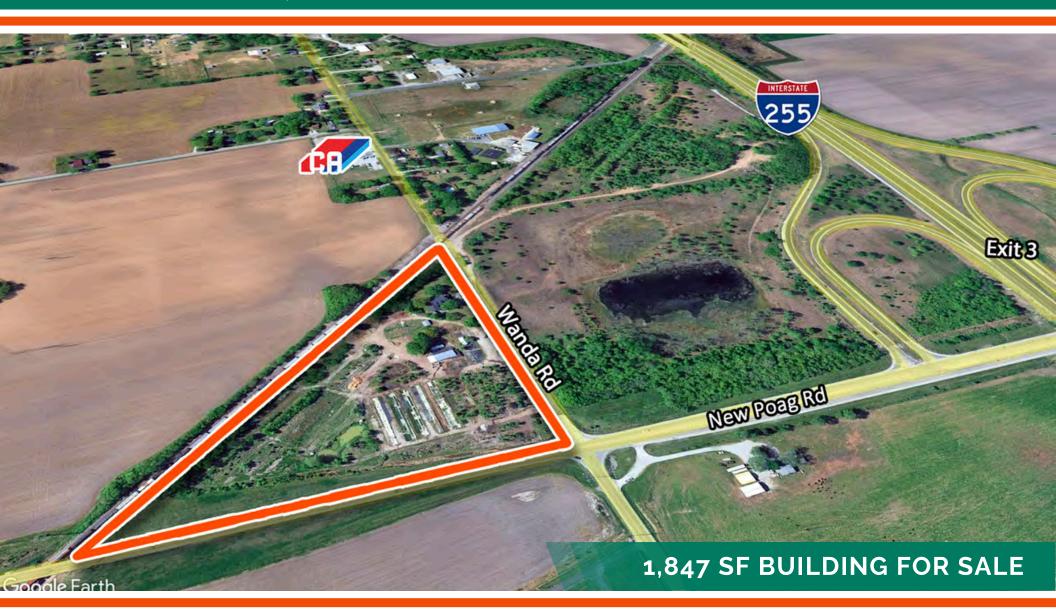
3 to 10.22 ACRES AVAILABLE

3828 Wanda Rd. Edwardsville, IL 62025





COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM

Tony Smallmon

Broker Associate Cell: (618) 407-4240 tonys@barbermurphy.com Steve Zuber - CCIM, SIOR

Principal Cell: (314) 409-7283 steve@barbermurphy.com









AREA MAP

3828 Wanda Rd. Edwardsville, IL 62025



LOCATION OVERVIEW

Located a quarter of a mile from Interstate 255 at Exit 3. Just one mile from Gateway Commerce Center.









Frontage: 1082' Depth: 670' **Utilities On Site**

Exit 3

I-255

PROPERTY IMAGES

3828 Wanda Rd. Edwardsville, IL 62025







LAND PROPERTY SUMMARY

3828 WANDA ROAD

LISTING # 2684

LOCATION DETAILS:

Parcel #: 14-1-15-18-00-000-007

County: Madison

Zoning: Commercial - Madison County

PROPERTY OVERVIEW:

Lot Size: 10.22 Acres

Min Divisible Acres: 3 Max Contig Acres: 10.22 108 Frontage: 670 Depth: Land Status: Vacant Topography: Flat Archeological: No **Environmental:** No Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-255

DEMOGRAPHICS/FINANCIAL INFO:

 Traffic Count:
 7400

 Taxes:
 \$249.60

 Tax Year:
 2024

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Boulevard Shiloh, IL 62269 618-277-4400 BARBERMURPHY.COM **TONY SMALLMON**

Broker Associate
0: (618) 277-4400
C: (618) 407-4240
tonys@barbermurphy.com



SALE INFORMATION:

Sale Price: \$505,890

Price / Acre: \$49,500

\$/SF (Land): \$1.14

UTILITY INFO:

Water Provider: North East Central County

Water Location: On Site
Sewer Provider: Septic

Sewer Location: 1/2 mile away
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

10.22 acres Land with 1,847 SF Building for Sale or Build to Suit

Currently used as a nursery featuring a level site with a 1,847 SF Steel Shop/Office

Owner will divide.

Principal
O: (618) 277-4400
C: 618-277-4400 x 13

steve@barbermurphy.com

STEVE ZUBER