

# 3 to 10.22 ACRES AVAILABLE

3828 Wanda Rd. Edwardsville, IL 62025



**BARBERMURPHY**

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# 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**

Exit 3



I-255



## PROPERTY IMAGES

3828 Wanda Rd. Edwardsville, IL 62025



**1,847 SF Office Shop**



**Level Site- 1 Mile from I-255**



**10.22 to 13 AC Available**

# 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  
Frontage: 108  
Depth: 670  
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



## 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.