# 9.7 ACRE DEVELOPMENT SITE - ZONED BP-3

McDonough Lake Rd., Collinsville, IL 62234





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## **AREA MAP**

McDonough Lake Rd., Collinsville, IL 62234



## **LOCATION OVERVIEW**

Situated in the most centralized area in the Metro-East Market where Interstates I-255, I-55/70 and I-64 make this an ideal logistical location. 15 miles from downtown St. Louis.







I-255 & I-55/70

Depth: 1,343'





**TIF District** 

**EXIT 26 & EXIT 11** 



## LAND PROPERTY SUMMARY

## McDonough Lake Rd., Collinsville, IL 62234



### **SALE INFORMATION:**

 Sale Price:
 \$1,067,000

 Sale Price/Acre:
 \$110,000

 Sale Price/SF:
 \$2.50

#### LAND MEASUREMENTS:

Acres: 9.7 AC
Total Acres Available: 9.7 AC
Min Divisible Available: 9.7 AC
Frontage: 365 FT
Depth: 1,343 FT
Subdivide Site: NO

#### **PROPERTY INFORMATION:**

Parcel #: 13-1-21-19-00-000-008.001

13-21-20-00-000-013.001

County: Madison

Zoning: BP-3

Prior Use:

Traffic Count:

Property Tax Rate:

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

Survey: No

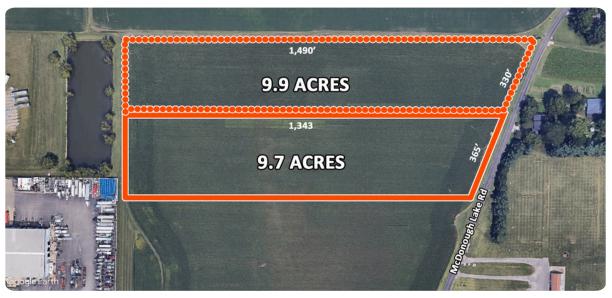
Environmental: No

Archaeological: No

6.924000

Tax Year: 2023

Topography: 98% Tillable



## **UTILITY INFORMATION:**

Water Provider: Collinsville
Location: McDonough Lake Rd
Sewer Provider: Collinsville
Location: McDonough Lake Rd
Gas Provider: Ameren IL
Location: On Site
Electric Provider: SW Electric

On Site

Telecom Provider:

Location:

Location:

#### TRANSPORTATION:

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

#### **COMMENTS:**

Zoned BP-3, Warehousing.

Adjacent 10 acres North of site also available, Broker Owned.

Proposed new lighted intersection at McDonough Lake Rd and Horseshoe Lake Rd.

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