

# 9.7 ACRE DEVELOPMENT SITE - ZONED BP-3

McDonough Lake Rd., Collinsville, IL 62234



## BARBERMURPHY

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

Wayne Barber Jr. - SIOR  
Principal  
Cell: (618) 593-4000  
wayne@barbermurphy.com



# AREA MAP

McDonough Lake Rd., Collinsville, IL 62234



## LOCATION OVERVIEW

Half mile east of I-255, exit 26. 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.



Frontage: 365'  
Depth: 1,343'



I-255 & I-55/70



TIF District

**EXIT**

EXIT 26 & EXIT 11

# LAND PROPERTY SUMMARY

#2948

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: Ag  
Traffic Count:  
TIF: Yes  
Enterprise Zone: No  
Foreign Trade Zone: No  
Survey: No  
Environmental: No  
Archaeological: No  
Property Tax Rate: 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  
Location: On Site  
Telecom Provider:  
Location:

## TRANSPORTATION:

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

## COMMENTS:

Zoned BP-3, Warehousing.  
Adjacent 9.9 acres North of site also available, Broker Owned.  
Proposed new lighted intersection at McDonough Lake Rd and Horseshoe Lake Rd.

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