35.8+/- ACRE DEVELOPMENT SITE

Hedge Road, Roxana, IL 62084



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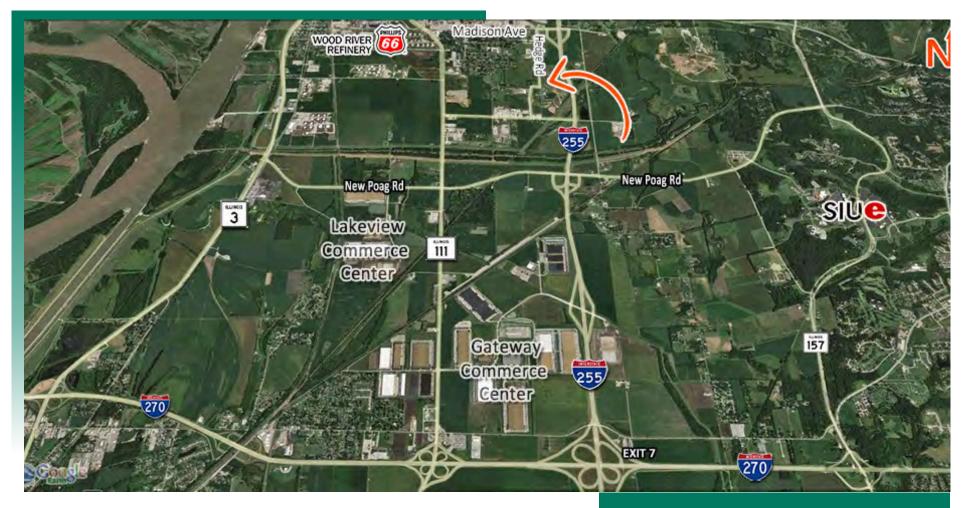
1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM Steve Zuber - CCIM, SIOR Principal Office: (618) 277-4400 (Ext. 13) Cell: (314) 409-7283 steve@barbermurphy.com Ethan Gowin Broker Associate Office: (618) 277-4400 (Ext. 14) Cell: (618) 946-1487 ethang@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

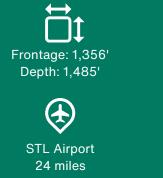
AREA MAP

Hedge Rd., Roxana, IL 62084



LOCATION OVERVIEW

Site is located off of Madison Ave fronting Hedge Rd. with good visibility from 255 adjacent to the Wood River Refinery. Excellent access to I-255 (exit 5) and minutes from I-270 (exit 7).





I-255 & I-270



Exit 5 (I-255) Exit 7 (I-270)

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LAND PROPERTY SUMMARY

HEDGE ROAD

LISTING #	2953		
LOCATION DETAILS			
Parcel #:	18-1-14-01-00-000-007 / 18-1-14-01-00-000-007.001		
County:	IL - Madison	the Allerton Aller	A Company of the second s
Zoning:	Agricultural	Hedg	227
PROPERTY OVERVIEW:		and the second	35.8+/- ACRES
Lot Size:	35.80 Acres	on the state of the	
Min Divisible Acres:	35.8	The fact of the second	1.485'
Max Contig Acres:	35.8	Wesner of	4.485
Frontage:	1356'		
Depth:	1485'	SALE INFORMATION:	
Topography:	Flat	Sale Price:	\$1,432,000
Archeological:	No	Price / Acre:	\$40,000
Environmental:	No	-	
Survey:	No	\$/SF (Land):	\$0.92
TAX INCENTIVE ZONES:		UTILITY INFO:	
TIF District:	No	Water Provider:	Roxana
TIF DIStrict.	NO	Water Location:	On-Site
Enterprise Zone:	No	Sewer Provider:	Roxana
Opportunity Zone:	No	Sewer Location:	Need Extended
	N -	Gas Provider:	Ameren IL
Foreign Trade Zone:	No	Gas Location:	On-Site
TRANSPORTATION:		Electric Provider:	Ameren IL
Interstate Access:	I-255	Electric Location:	On-Site
Airport Access:	St. Louis Lambert International	PROPERTY DESCRIPTION:	
DEMOGRAPHICS:		35.8 acres of land for sale in Roxana off of 255. Water, electric and gas are on site. Sewer will need to be extended to the site. Enterprise zone can be extended to cover this land but will need to meet with the City for approval.	
Traffic Count:	4750		
Taxes:	\$883.47		
BARBERMU	RPHY STEVE ZUBER, CCIM, SIOR ETHAN Principal Broker	I GOWIN	

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