

35.8+/- ACRE DEVELOPMENT SITE

Hedge Road, Roxana, IL 62084



BARBERMURPHY
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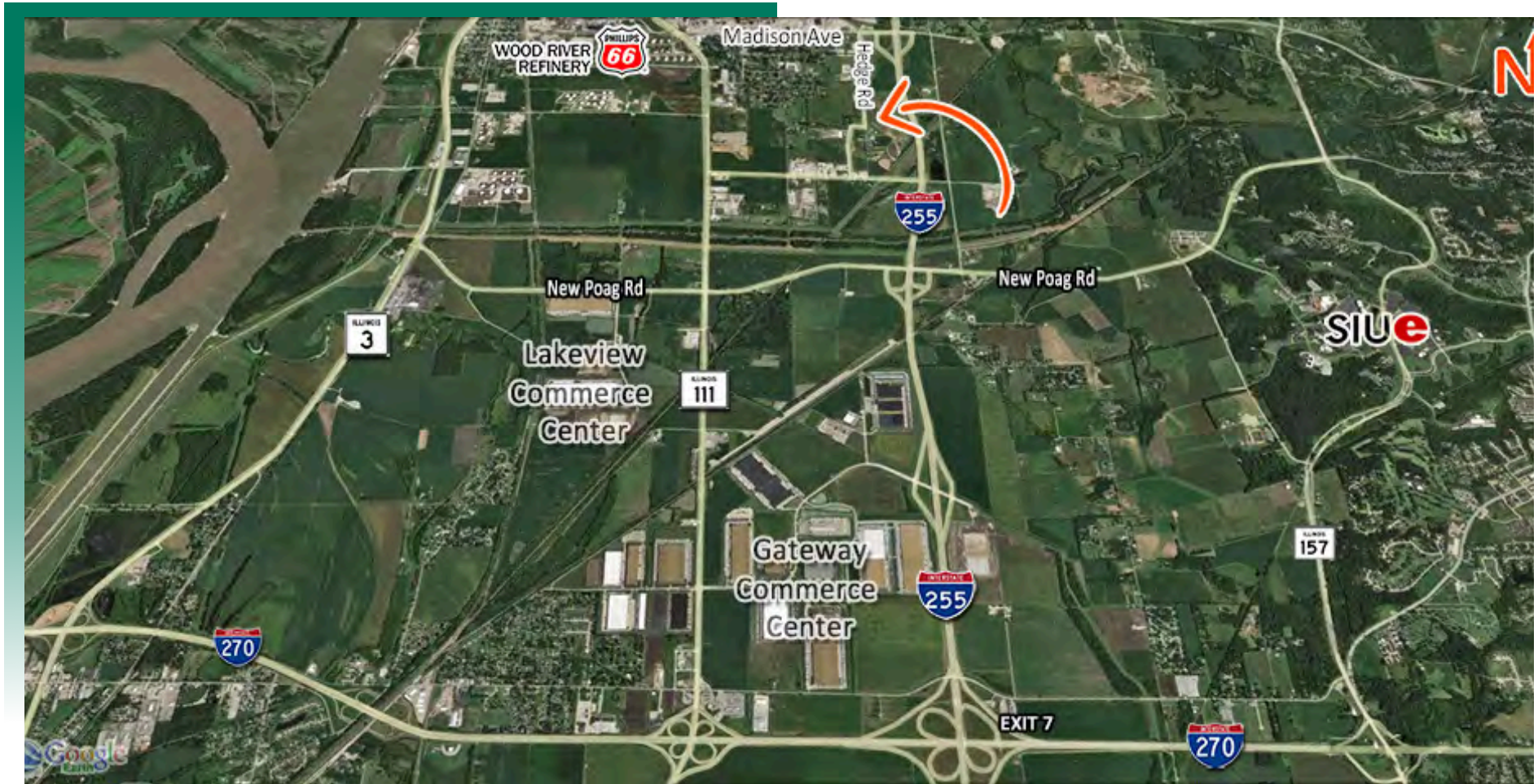
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AREA MAP

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).



Frontage: 1,356'
Depth: 1,485'



I-255 & I-270



STL Airport
24 miles

EXIT

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

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

Zoning: Agricultural

PROPERTY OVERVIEW:

Lot Size: 35.80 Acres

Min Divisible Acres: 35.8

Max Contig Acres: 35.8

Frontage: 1356'

Depth: 1485'

Topography: Flat

Archeological: No

Environmental: No

Survey: No

TAX INCENTIVE ZONES:

TIF District: No

Enterprise Zone: No

Opportunity Zone: No

Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-255

Airport Access: St. Louis Lambert International

DEMOGRAPHICS:

Traffic Count: 4750

Taxes: \$883.47



SALE INFORMATION:

Sale Price: \$1,432,000

Price / Acre: \$40,000

\$/SF (Land): \$0.92

UTILITY INFO:

Water Provider: Roxana

Water Location: On-Site

Sewer Provider: Roxana

Sewer Location: Need Extended

Gas Provider: Ameren IL

Gas Location: On-Site

Electric Provider: Ameren IL

Electric Location: On-Site

PROPERTY DESCRIPTION:

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.

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