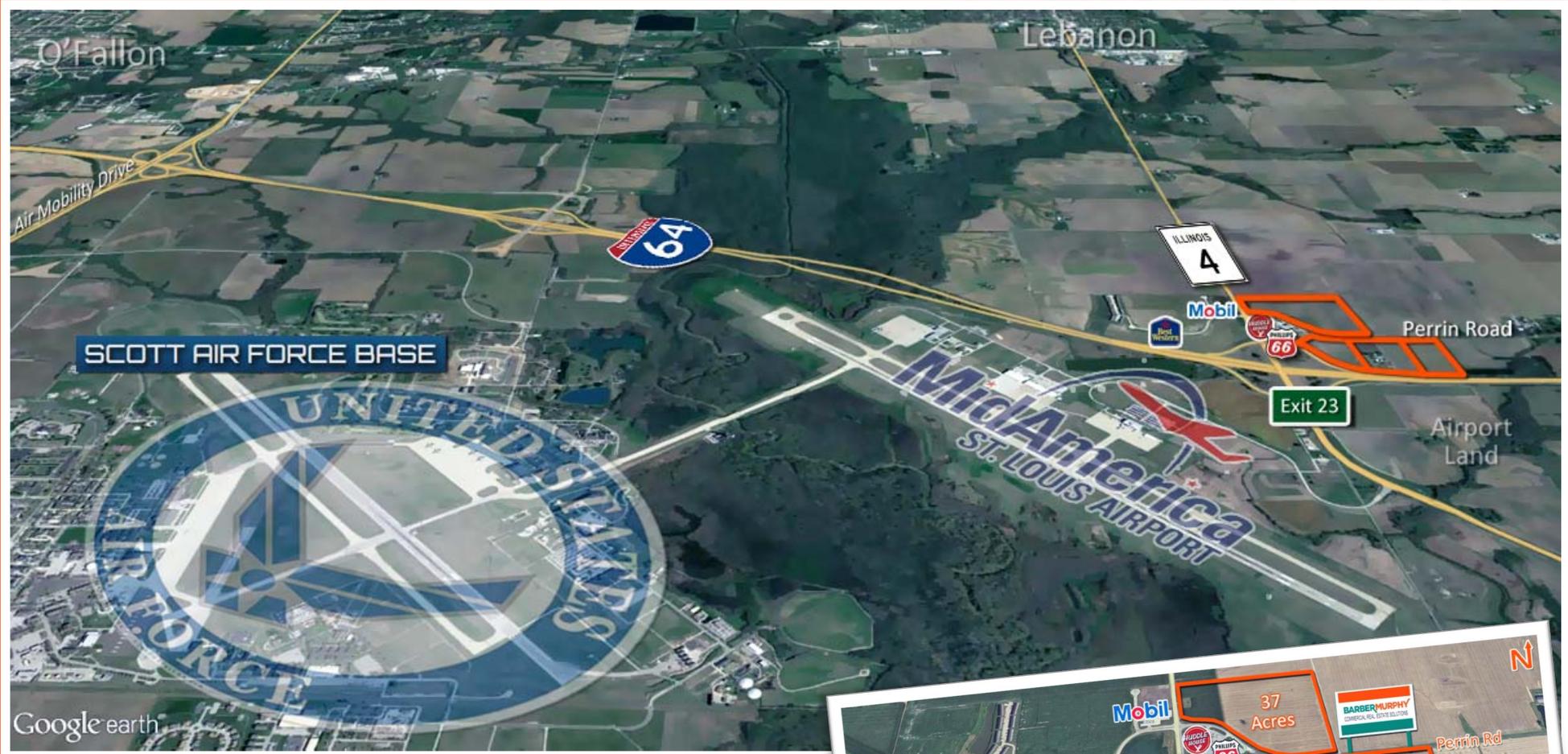


# Commercial Development Sites for Sale

Perrin Road at IL-4 and I-64, Mascoutah, IL 62258



- |                                      |                             |
|--------------------------------------|-----------------------------|
| Four (4) Commercial Sites for Sale   | 37.20 Acre Site   \$1.85/SF |
| • Zoned General Commercial           | 14.33 Acre Site   \$1.79/SF |
| • All are in <b>NEW</b> TIF District | 19.00 Acre Site   \$1.81/SF |
| • All Utilities on or Near Sites     | 14.00 Acre Site   \$1.15/SF |



## BARBERMURPHY

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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.



**Listing No:** 1100

**Land**

37.2 AC Rt 4 and Perrin Rd  
 Northeast Corner of I-64 / Rt. 4 /  
 Perrin Road  
 Mascoutah, IL 62258

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$3,000,000  
**Sale Price/Acre:** \$80,645  
**Sale Price/SF:** \$1.85

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

37.2 Acres zoned GC General Commercial, with all utilities on or near the site. Surveys, topography and phase one environmentals have been completed. Will divide. NEW TIF.

**Total Acres Available:** 37.20

**Min Divisible Acres:**

**LAND MEASUREMENTS:**

**Acres:** 37.20  
**Frontage:** Along IL-4, 570 FT  
**Depth:** 1,640 FT

**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-64  
**Rail:** No  
**Barge:** No  
**Airport:** MidAmerica St. Louis

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 10-06.0-400-022	<b>TIF:</b> Yes	<b>Property Tax:</b> \$946.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> Yes	<b>Tax Year:</b> 2018
<b>Zoning:</b> GC	<b>Survey:</b> Yes	
<b>Zoning By:</b> Mascoutah	<b>Environmental:</b> Yes	<b>Traffic Count:</b>
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**UTILITY INFORMATION**

<b>Water Provider:</b> City of Mascoutah	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> City of Mascoutah	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

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**Listing No:** 1097

**Land**

19 AC on Perrin Road  
9920 Perrin Road  
Mascoutah, IL 62258

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$1,500,000  
**Sale Price/Acre:** \$78,947  
**Sale Price/SF:** \$1.81

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

19 acres zoned GC General Commercial, with all utilities on site. Surveys and topography have been completed. Will Divide! NEW TIF!

**Total Acres Available:** 19.00

**Min Divisible Acres:** 5.00

**LAND MEASUREMENTS:**

**Acres:** 19.00  
**Frontage:** 750' FT  
**Depth:** 1,050' FT

**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-64  
**Rail:** No  
**Barge:** No  
**Airport:** MidAmerica St. Louis

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 10-07.0-200-019	<b>TIF:</b> Yes	<b>Property Tax:</b> \$3,507.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> Yes	<b>Tax Year:</b> 2018
<b>Zoning:</b> GC	<b>Survey:</b> Yes	
<b>Zoning By:</b> Mascoutah	<b>Environmental:</b> No	<b>Traffic Count:</b>
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**UTILITY INFORMATION**

<b>Water Provider:</b> City of Mascoutah	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> City of Mascoutah	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> City of Mascoutah	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

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**Listing No:** 1671

**Total Acres Available:** 14.33

**Land**

14.33 AC on Perrin Road  
Perrin Road  
Mascoutah, IL 62258

**Min Divisible Acres:**

**LAND MEASUREMENTS:**

**Acres:** 14.33  
**Frontage:** 500 FT  
**Depth:** 1,000 FT

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$1,118,000  
**Sale Price/Acre:** \$78,000  
**Sale Price/SF:** \$1.79

**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-64  
**Rail:** No  
**Barge:** No  
**Airport:** MidAmerica St. Louis



**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 10-07.0-200-025	<b>TIF:</b> Yes	<b>Property Tax:</b> \$276.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> Yes	<b>Tax Year:</b> 2018
<b>Zoning:</b> GC Commercial	<b>Survey:</b> No	
<b>Zoning By:</b> Mascoutah	<b>Environmental:</b> No	<b>Traffic Count:</b>
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Flat

**Comments**

14.33 Acres zoned GC General Commercial with all utilities on site. Located near IL Route 4 and I-64 in a New TIF.

**UTILITY INFORMATION**

<b>Water Provider:</b> City of Mascoutah	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> City of Mascoutah	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> City of Mascoutah	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

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**Listing No:** 1880

**Land**

Perrin Road  
Mascoutah, IL 62258

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$700,000  
**Sale Price/Acre:** \$50,000  
**Sale Price/SF:** \$1.15

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

14 Acre Commercial Development Site with I-64 frontage. In new TIF district created in 2017. All utilities nearby.

**Total Acres Available:** 14.00  
**Min Divisible Acres:** 14.00

**LAND MEASUREMENTS:**

**Acres:** 14.00  
**Frontage:** 530 FT  
**Depth:** 1,140 FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** I-64  
**Rail:** No  
**Barge:** No  
**Airport:** Mid-America St. Louis

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 10-07.0-200-009	<b>TIF:</b> Yes	<b>Property Tax:</b> \$169.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> Yes	<b>Tax Year:</b> 2018
<b>Zoning:</b> General Commercial	<b>Survey:</b> No	<b>Traffic Count:</b>
<b>Zoning By:</b> Mascoutah	<b>Environmental:</b> No	<b>Topography:</b> Level
<b>Complex:</b>	<b>Archaeological:</b> No	

**UTILITY INFORMATION**

<b>Water Provider:</b> City of Mascoutah	<b>Service:</b>	<b>Location:</b> 500'
<b>Sewer Provider:</b> City of Mascoutah	<b>Service:</b>	<b>Location:</b> 500' to the West
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> 1,000' to the West
<b>Electric Provider:</b> City of Mascoutah	<b>Service:</b>	<b>Location:</b> 500' to the West
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

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