

3.9 ACRE DEVELOPMENT SITE

405 Broadway Ave., South Roxana, IL 63017



BARBERMURPHY

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

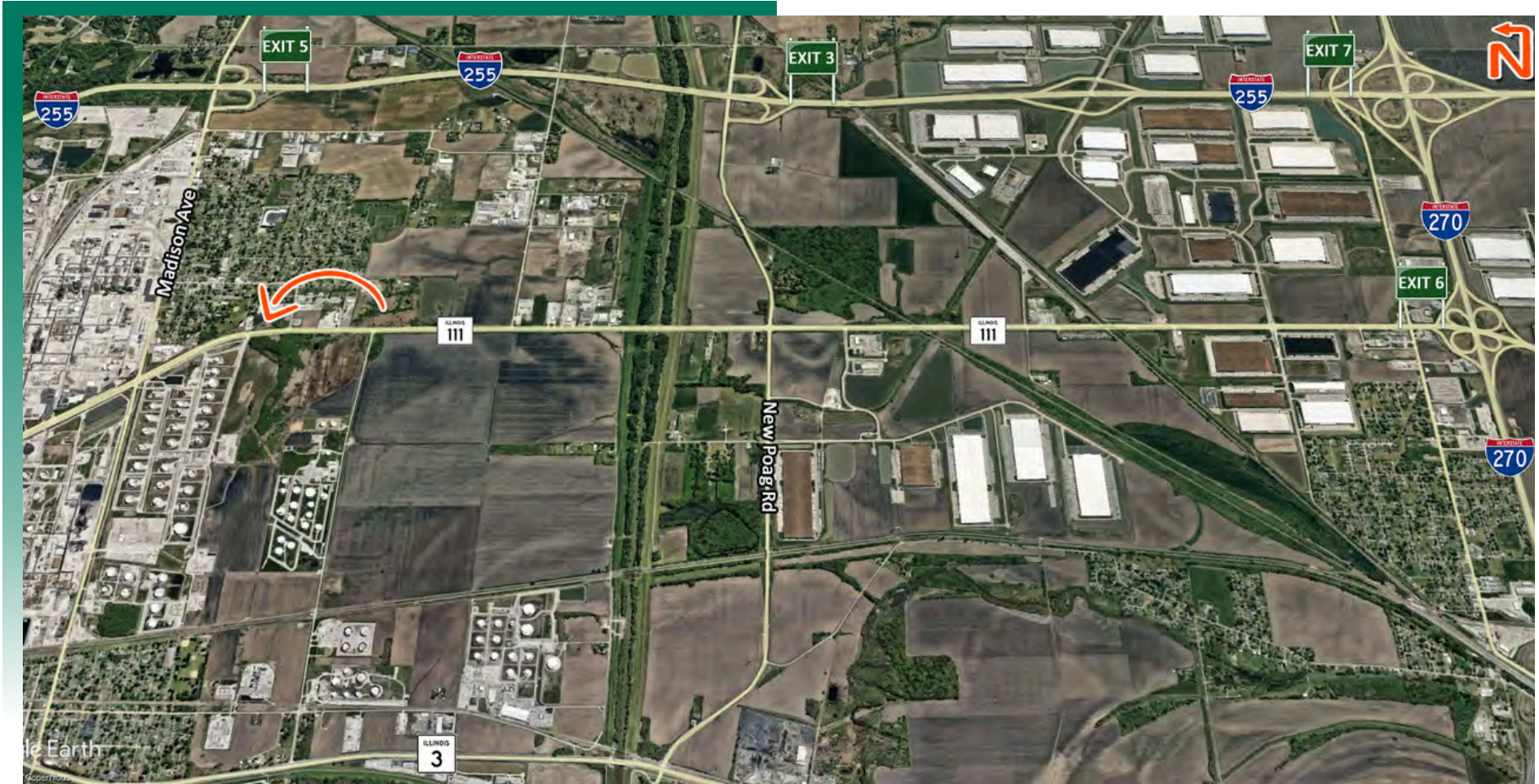
Collin Fischer - CCIM

Principal
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com



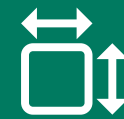
AREA MAP

405 South Broadway, South Roxana, IL 63017



LOCATION OVERVIEW

Located at the corner of IL Route 111 and Broadway Ave. with 6,000 ADT. Excellent access to I-255 and I-270.



Frontage:
500' on IL Rt 111
200' on Broadway



I-255 / Exit 5 (2 miles)
I-270 / Exit 6 (4 miles)



Zoning: B-2

LAND PROPERTY SUMMARY

405 SOUTH BROADWAY

LISTING # 2025

LOCATION DETAILS:

Parcel #: 18-2-14-02-00-000-015
County: IL - Madison
Zoning: Industrial and B2 - Madison Co

PROPERTY OVERVIEW:

Lot Size: 3.90 Acres
Min Divisible Acres: 0.5
Max Contig Acres: 3.9
Frontage: 500' on IL Route 111; 200' on Broadway
Depth: 401
Topography: Flat and wetlands
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-255 and I-270
Airport Access: St. Louis Regional Airport - 5 miles

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 6,000 - combined IL Route 111 and Broadway Ave
Taxes: \$918.90



SALE INFORMATION:

Sale Price: \$225,000
Price / Acre: \$57,692
\$/SF (Land): \$1.32

UTILITY INFO:

Water Provider: None
Water Location: Nearby
Sewer Provider: Madison Special Dist. 1
Sewer Location: Nearby
Gas Provider: Ameren IL
Gas Location: Nearby
Electric Provider: Ameren IL
Electric Location: Nearby

PROPERTY DESCRIPTION:

3.9 Acres of developable Land in South Roxana adjacent to the Woodriver Refinery. 500' of frontage along IL Rt. 111 and 200' along Broadway.
0.5 Acres on corner is pad ready at Route 111 & S. Broadway. Zoned Industrial and B-2