

LAND FOR SALE

Tudor Ave., East St. Louis, IL 62207



8.9 ACRE DEVELOPMENT SITE

BARBERMURPHY

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

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LAND PROPERTY SUMMARY

XXX TUDOR AVENUE

LISTING # 2965

LOCATION DETAILS:

Parcel #: See Attached Addenda
County: IL - St. Clair
Zoning: R-1 Single Family Residential

PROPERTY OVERVIEW:

Lot Size: 8.90 Acres
Min Divisible Acres: 8.9
Max Contig Acres: 8.9
Frontage: Varies
Depth: Varies
Land Status: Available
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: 1.0 Mile to Interstate 255
Airport Access:

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: Contact Broker
Taxes: Contact Broker
Tax Year: Contact Broker



SALE INFORMATION:

Sale Price: \$100,000
Price / Acre: \$11,235
\$/SF (Land): \$0.26

UTILITY INFO:

Water Provider: City of ESTL
Water Location: On Site
Sewer Provider: MESD
Sewer Location: On Site
Gas Provider: Ameren
Gas Location: On Site
Electric Provider: Ameren
Electric Location: On Site

PROPERTY DESCRIPTION:

96 contiguous individual parcels of residential land, consisting of 8.90 acres. All utilities available.

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