

19 ACRE DEVELOPMENT SITE

9920 Perrin Rd., Mascoutah, IL 62258



VISIBLE FROM I-64

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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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.

(2) ADDITIONAL SITES AVAILABLE

9920 Perrin Rd., Mascoutah, IL



★ 19 Acre Site - Frontage: 750' / Depth: 1,050' - **SALE PRICE - \$1.81/SF**

ADDITIONAL ACREAGE AVAILABLE

14.33 Acre Site - Frontage: 500' / Depth: 1,000' - **SALE PRICE - \$1.79/SF**

14 Acre Site - Frontage: 530' / Depth: 1,140' - **SALE PRICE - \$1.15 SF**

AREA MAP

9920 Perrin Rd., Mascoutah, IL



LOCATION OVERVIEW

Located just off Interstate 64 at Exit 23, and State Route 4 — offering excellent accessibility for both local traffic and travelers. It is in close proximity to MidAmerica St. Louis Airport and Scott Air Force Base.

All sites are located in a TIF District, Zoned General Commercial and all utilities are at or near sites.

LAND PROPERTY SUMMARY

9920 PERRIN RD, MASCOUTAH

LISTING # 1097

LOCATION DETAILS:

Parcel #: 10-07.0-200-019
County: IL - St. Clair
Zoning: GC - Mascoutah



PROPERTY OVERVIEW:

Lot Size: 19.0 Acres
Min Divisible Acres: 5
Max Contig Acres: 19
Frontage: 750
Depth: 1050
Topography: Flat
Archeological: No
Environmental: No
Survey: No

SALE INFORMATION:

Sale Price: \$1,500,000
Price / Acre: \$78,947
\$/SF (Land): \$1.81

TAX INCENTIVE ZONES:

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

UTILITY INFO:

Water Provider: City of Mascoutah
Water Location: On Site
Sewer Provider: City of Mascoutah
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: City of Mascoutah
Electric Location: On Site

TRANSPORTATION:

Interstate Access: I-64
Airport Access: MidAmerica St. Louis

PROPERTY DESCRIPTION:

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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 35,000 on I-64
Taxes: \$4,628.00
Tax Year: 2024

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