

REDEVELOPMENT SITE FOR SALE

848 S Morrison Ave. Collinsville, IL 62234



0.90 ACRE REDEVELOPMENT SITE

BARBERMURPHY

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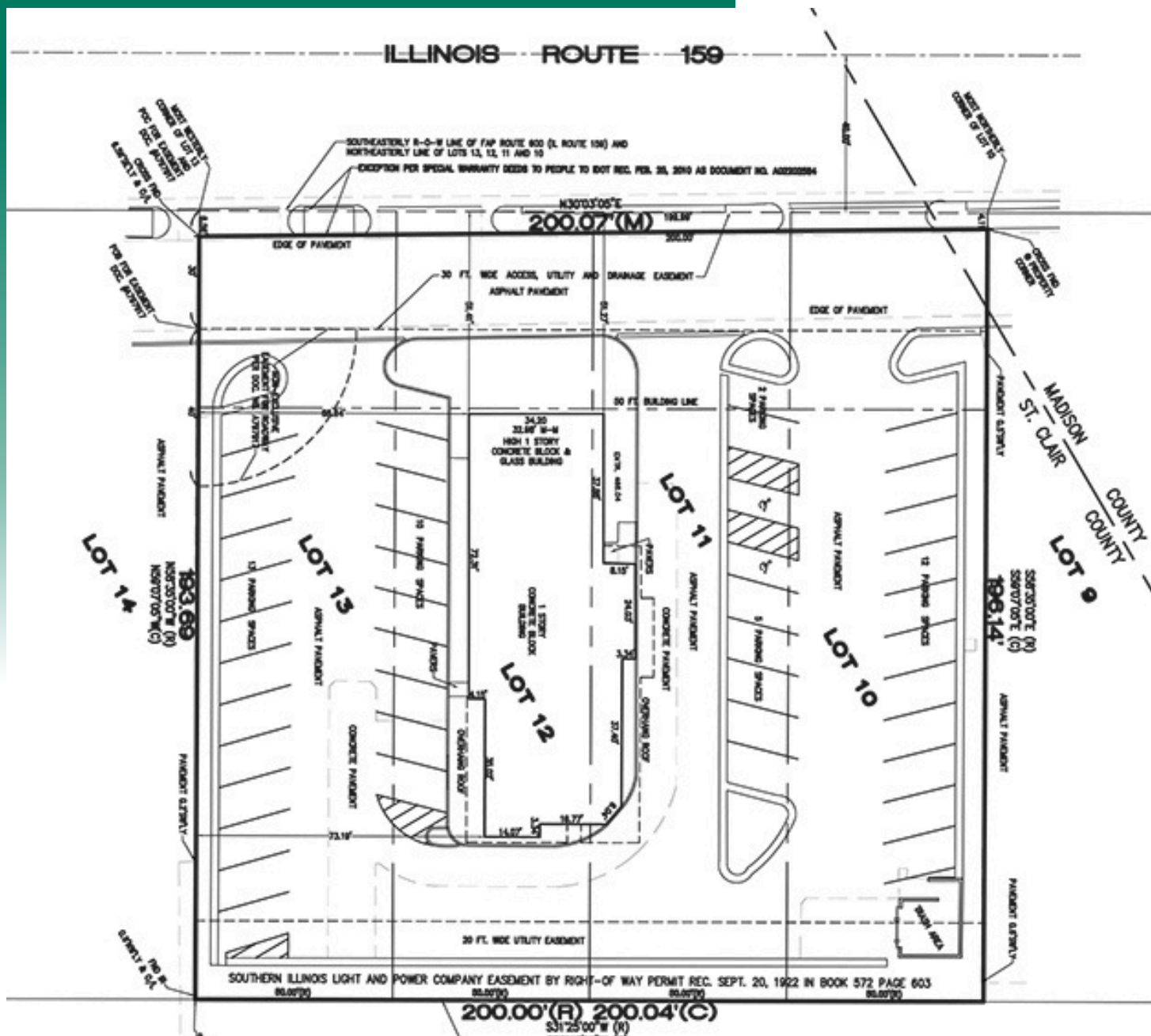
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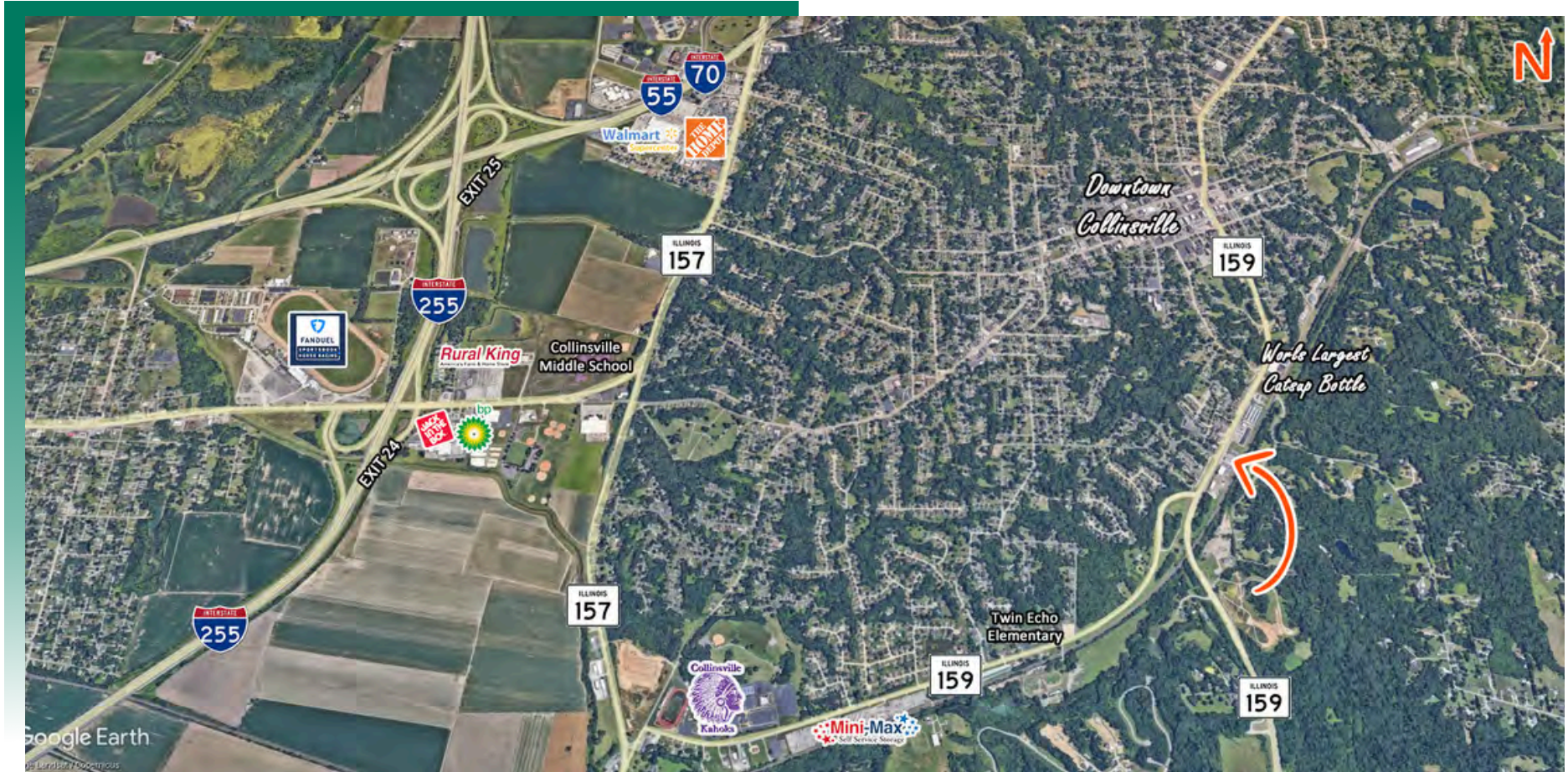
SURVEY

848 S Morrison Ave. Collinsville, IL 62234



AREA MAP

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LOCATION OVERVIEW

The redevelopment site is located in Collinsville, Illinois, situated about 12 miles East of St. Louis, Missouri. The property lies within a neighborhood primarily consisting of single-family homes, with nearby amenities including Collinsville Crossing shopping center, Woodland Park, and Collinsville High School. The site is easily accessible via Interstate 55/70 and IL Route 159, and public transportation is available through Madison County Transit (MCT) bus services.

LAND PROPERTY SUMMARY

#2910

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SALE INFORMATION:

Sale Price: \$149,000
Sale Price/Acre: \$165,556
Sale Price/SF: \$36.34

LAND MEASUREMENTS:

Acres: 0.9 AC
Total Acres: 0.9 AC
Min Divisible: 0.9 AC
Frontage: 185 FT
Depth: 156 FT
Subdivide Site: NO

PROPERTY INFORMATION:

Parcel No: 03-04.0-204-059
County: St. Clair
Zoning: Improved Commercial
Prior Use: McDonald's
Traffic Count: 16,700
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$14,590.08
Tax Year: 2023
Topography: Flat



UTILITY INFORMATION:

Water Provider: City of Collinsville
Location: On-Site
Sewer Provider: City of Collinsville
Location: On-Site
Gas Provider: Ameren
Location: On-Site
Electric Provider: Ameren
Location: On-Site
Telecom Provider: -
Location: On-Site

TRANSPORTATION:

Interstate: I-55/70
Rail: -
Barge: -
Airport: St. Louis Airport



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