

# 14.33 ACRE DEVELOPMENT SITE

Perrin Rd., Mascoutah, IL 62258



**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.

## (2) ADDITIONAL SITES AVAILABLE

Perrin Rd., Mascoutah, IL



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

### ADDITIONAL ACREAGE AVAILABLE

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

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

# AREA MAP

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

14.33 AC PERRIN RD., MASCOUTAH

**LISTING #** 1671

## LOCATION DETAILS:

Parcel #: 10-07.0-200-025  
 County: IL - St. Clair  
 Zoning: GC Commercial - Mascoutah



## PROPERTY OVERVIEW:

Lot Size: 14.33 Acres  
 Min Divisible Acres: 14.33  
 Max Contig Acres: 14.33  
 Frontage: 500  
 Depth: 1,000  
 Topography: Flat  
 Archeological: No  
 Environmental: No  
 Survey: No

## SALE INFORMATION:

Sale Price: \$1,118,000  
 Price / Acre: \$78,018  
 \$/SF (Land): \$1.79

## 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:

14.33 Acres zoned GC General Commercial with all utilities on site. Located near IL Route 4 and I-64. TIF runs to 2039.

## DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 35,000 on I-64  
 Taxes: \$472.00  
 Tax Year: 2024

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