

# 14.33 ACRE DEVELOPMENT SITE

Perrin Rd., Mascoutah, IL 62258



**VISIBLE FROM I-64**

**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

## TAX INCENTIVE ZONES:

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

## TRANSPORTATION:

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

## DEMOGRAPHICS/FINANCIAL INFO:

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



## SALE INFORMATION:

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

## 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

## 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.