

# 14 ACRE DEVELOPMENT SITE

Perrin Rd., Mascoutah, IL 62258



**VISIBLE FROM I-64**

**BARBERMURPHY**

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## (2) ADDITIONAL SITES AVAILABLE

Perrin Rd., Mascoutah, IL



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

### ADDITIONAL ACREAGE AVAILABLE

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

14.33 Acre Site - Frontage: 500' / Depth: 1,000' - **SALE PRICE - \$1.79 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 AC - PERRIN RD, MASCOUTAH

**LISTING #** 1880

## LOCATION DETAILS:

**Parcel #:** 10-07.0-200-009  
**County:** IL - St. Clair  
**Zoning:** General Commercial - Mascoutah

## PROPERTY OVERVIEW:

**Lot Size:** 14.0 Acres  
**Min Divisible Acres:** 14  
**Max Contig Acres:** 14  
**Frontage:** 530  
**Depth:** 1140  
**Topography:** Level  
**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:** \$376.00  
**Tax Year:** 2024



## SALE INFORMATION:

**Sale Price:** \$700,000  
**Price / Acre:** \$50,000  
**\$/SF (Land):** \$1.15

## UTILITY INFO:

**Water Provider:** City of Mascoutah  
**Water Location:** 500'  
**Sewer Provider:** City of Mascoutah  
**Sewer Location:** 500' to the West  
**Gas Provider:** Ameren IL  
**Gas Location:** 1000' West  
**Electric Provider:** City of Mascoutah  
**Electric Location:** 500' to the West

## PROPERTY DESCRIPTION:

14 Acre Commercial Development Site with 530' of Frontage on I-64.  
In new TIF district created in 2017. All utilities nearby.