

LAND FOR SALE

1635-1643 Sauget Business Blvd., Sauget, IL 62206



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Steve Zuber - CCIM, SIOR
Principal
Cell: (314) 409-7283
steve@barbermurphy.com

Ethan Gowin
Broker Associate
Cell: (618) 946-1487
ethang@barbermurphy.com



AREA MAP

1635-1643 Sauget Business Blvd., Sauget, IL 62206



LOCATION OVERVIEW

Located in Sauget Business park with excellent access to Interstate 255 and near St Louis Downtown Airport. Only a few miles to downtown St. Louis and centrally located within the St Louis metropolitan market.



Frontage: 726'
Depth: Varies



I-55, I-255,
& I-44



0.6 Miles to STL
Downtown Airport



Exit 1 & 15

LAND PROPERTY SUMMARY

1635 SAUGET BUSINESS BOULEVARD

LISTING # 2989

LOCATION DETAILS:

Parcel #: 01-36.0-402-004 & 01-36.0-104-005
County: IL - St. Clair
Zoning: Industrial

PROPERTY OVERVIEW:

Lot Size: 12.65 Acres
Min Divisible Acres: 12.65
Max Contig Acres: 12.65
Frontage: 726
Depth: Varies
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: 2 Miles to I-255
Airport Access: 1 Mile to STL Downtown Airport

DEMOGRAPHICS/FINANCIAL INFO:

Taxes: \$1,100.00
Tax Year: 2023



SALE INFORMATION:

Sale Price: \$826,551
Price / Acre: \$65,340
\$/SF (Land): \$1.50

UTILITY INFO:

Water Provider: Cahokia Commons
Water Location: On Site
Sewer Provider: American Bottoms
Sewer Location: On Site
Gas Provider: Ameren Illinois
Gas Location: On Site
Electric Provider: Ameren Illinois
Electric Location: On Site

PROPERTY DESCRIPTION:

12.65 acres of industrial zoned land with all utilities to the site. Enterprise Zone and TIF incentives available.

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

STEVE ZUBER, CCIM, SIOR
Principal
O: (618) 277-4400
C: (618) 277-4400
steve@barbermurphy.com

ETHAN GOWIN
Broker Associate
O: (618) 946-1487
ethang@barbermurphy.com