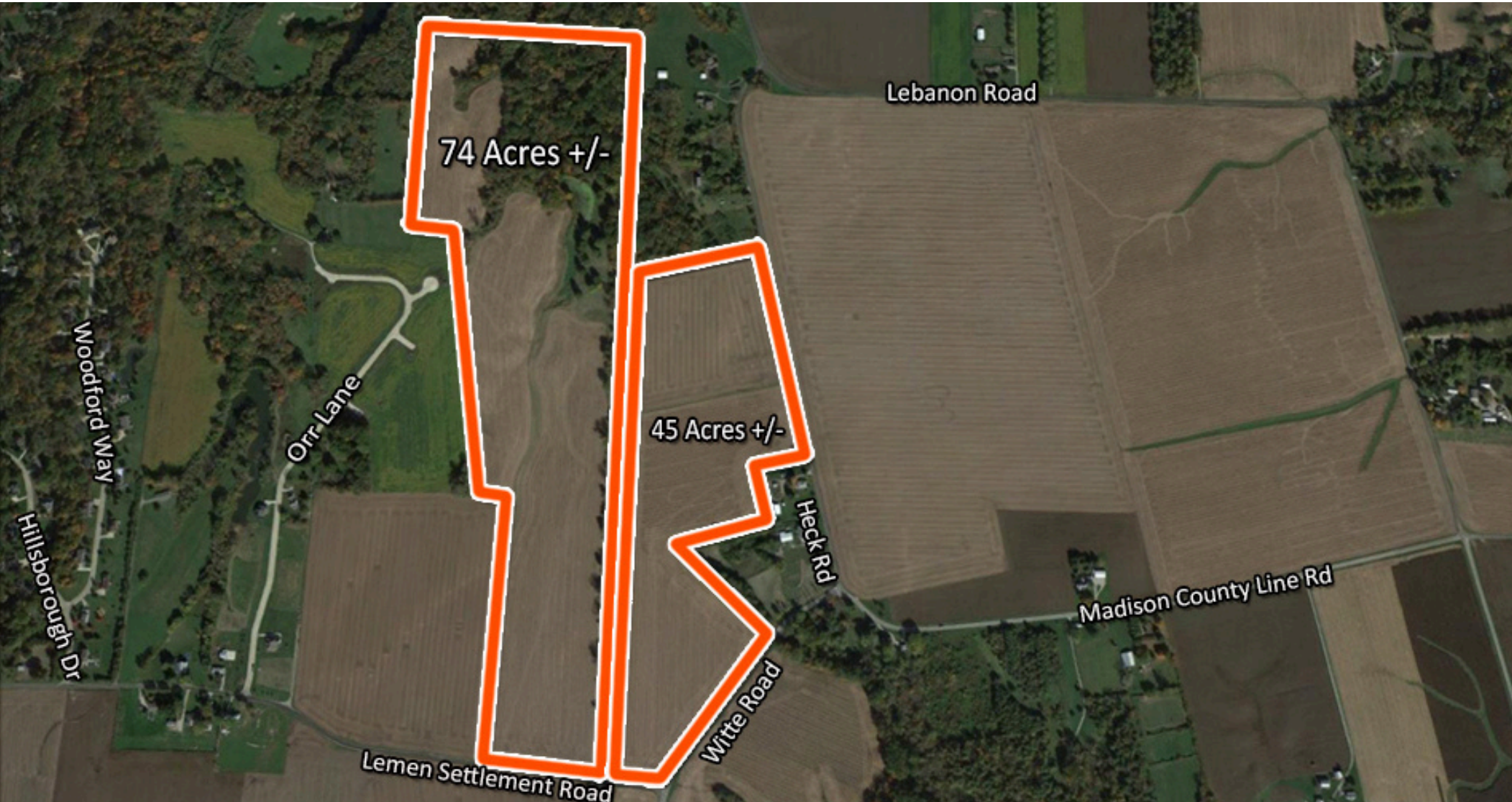


(2) RESIDENTIAL DEVELOPMENT SITES FOR SALE

Lemen Settlement Rd. & Witte Rd., Collinsville, IL 62234



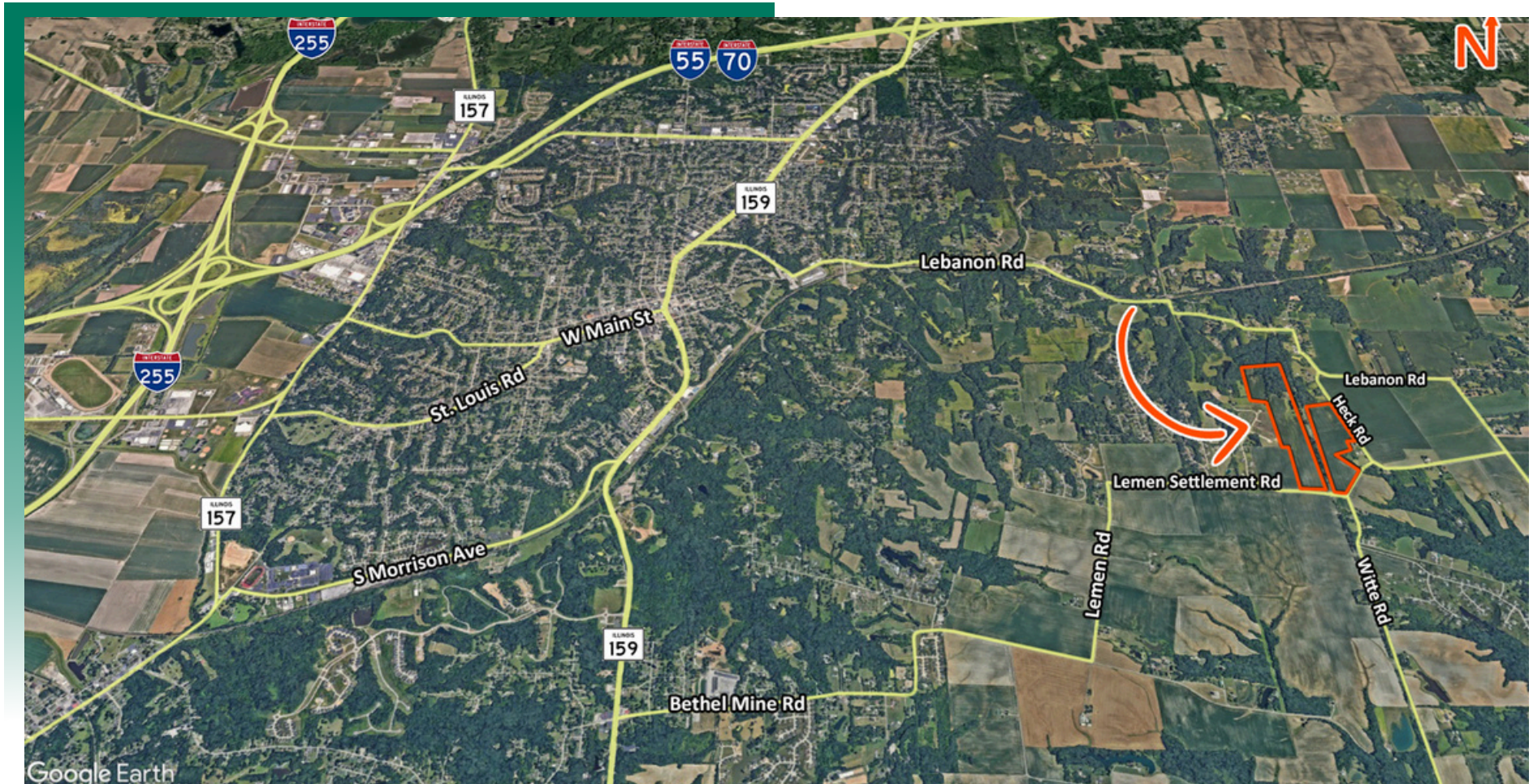
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

John L. Eichenlaub
Managing Broker
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
john@barbermurphy.com



AREA MAP

Lemen Settlement Rd. & Witte Rd., Collinsville, IL



LOCATION OVERVIEW

Sites are approximately 3.5 miles from Interstate 55/70, providing convenient access to major highways and minutes from Downtown Collinsville.

- LEVEL TOPOGRAPHY
- INTERSTATE 3.5 MILES
- UTILITIES WATER, GAS & ELECTRIC AT/NEAR SITE
- ZONING AGRICULTURAL

LAND PROPERTY SUMMARY

NW QUADRANT OF LEMEN SETTLEMENT RD AND WITTE RD

LISTING # 1118

LOCATION DETAILS:

Parcel #: See Legal Description Comments
County: IL - Madison
Zoning: Agricultural

PROPERTY OVERVIEW:

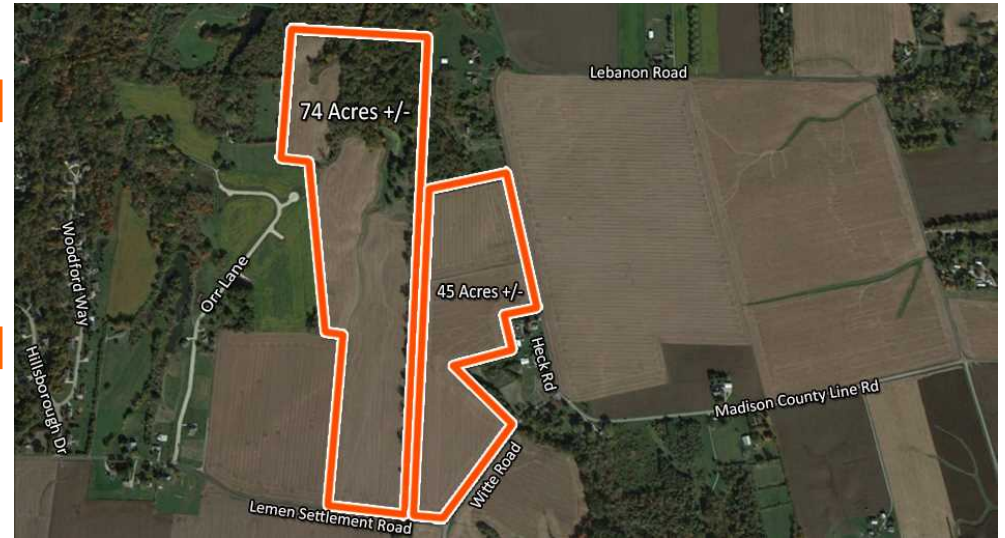
Lot Size: 119.94 Acres
Min Divisible Acres: 45
Max Contig Acres: 119.94
Frontage: IRR
Depth: IRR
Topography: Level
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-55/70



SALE INFORMATION:

Price / Acre: \$18,500

UTILITY INFO:

Water Provider: Caseyville
Water Location: Near Site
Sewer Provider: None
Sewer Location: N/A
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

Excellent Residential Development Site. Great tree lines, small lake, great layout for a subdivision with frontage on Lemn Settlement, Witte, & Heck Roads. Utilities such as water, gas, and electricity are either at or near the site, facilitating potential development projects.