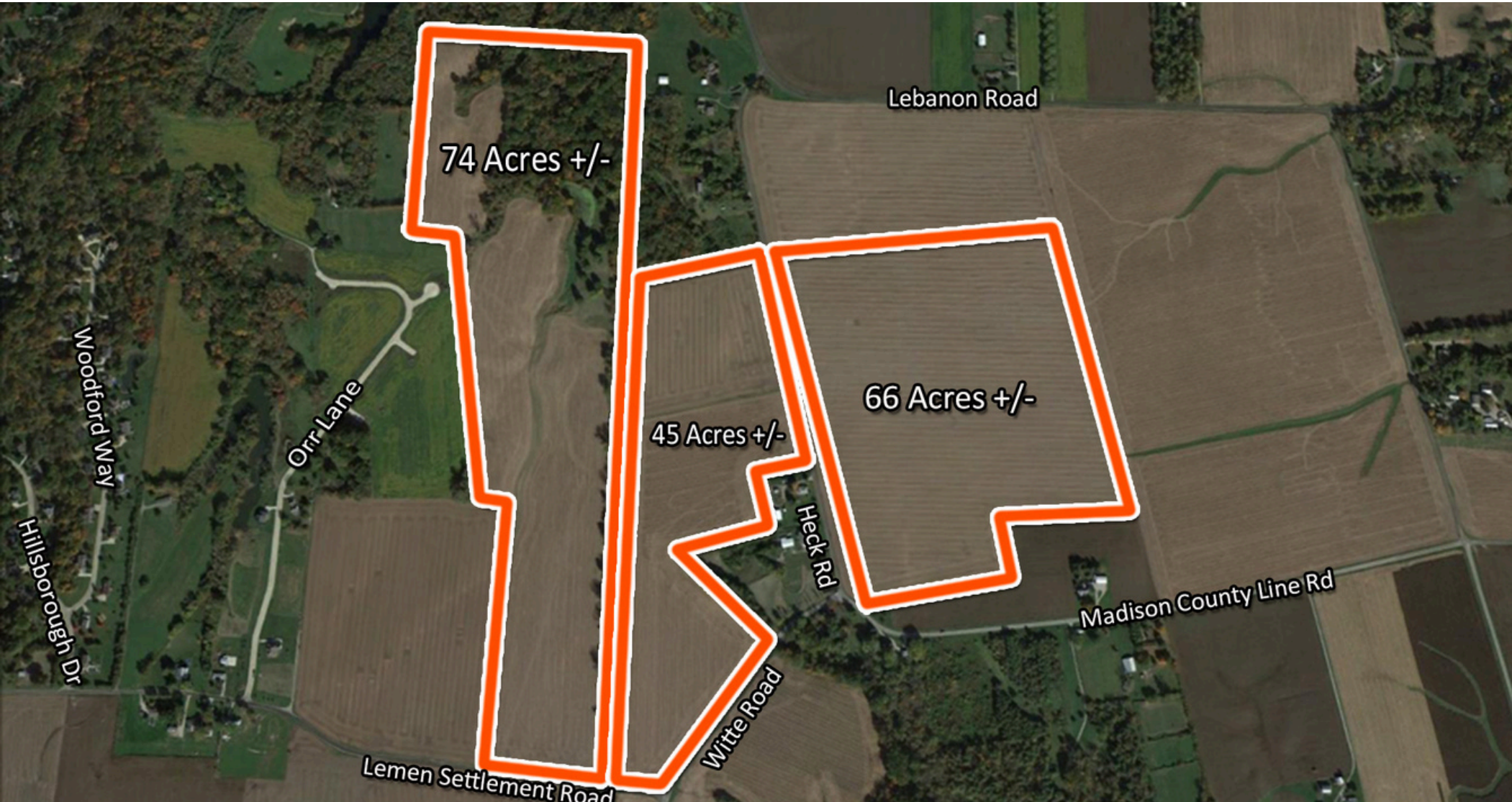


(3) RESIDENTIAL DEVELOPMENT SITES FOR SALE

Lemen Settlement Rd, Witte Rd and Heck Rd., Collinsville, IL 62234



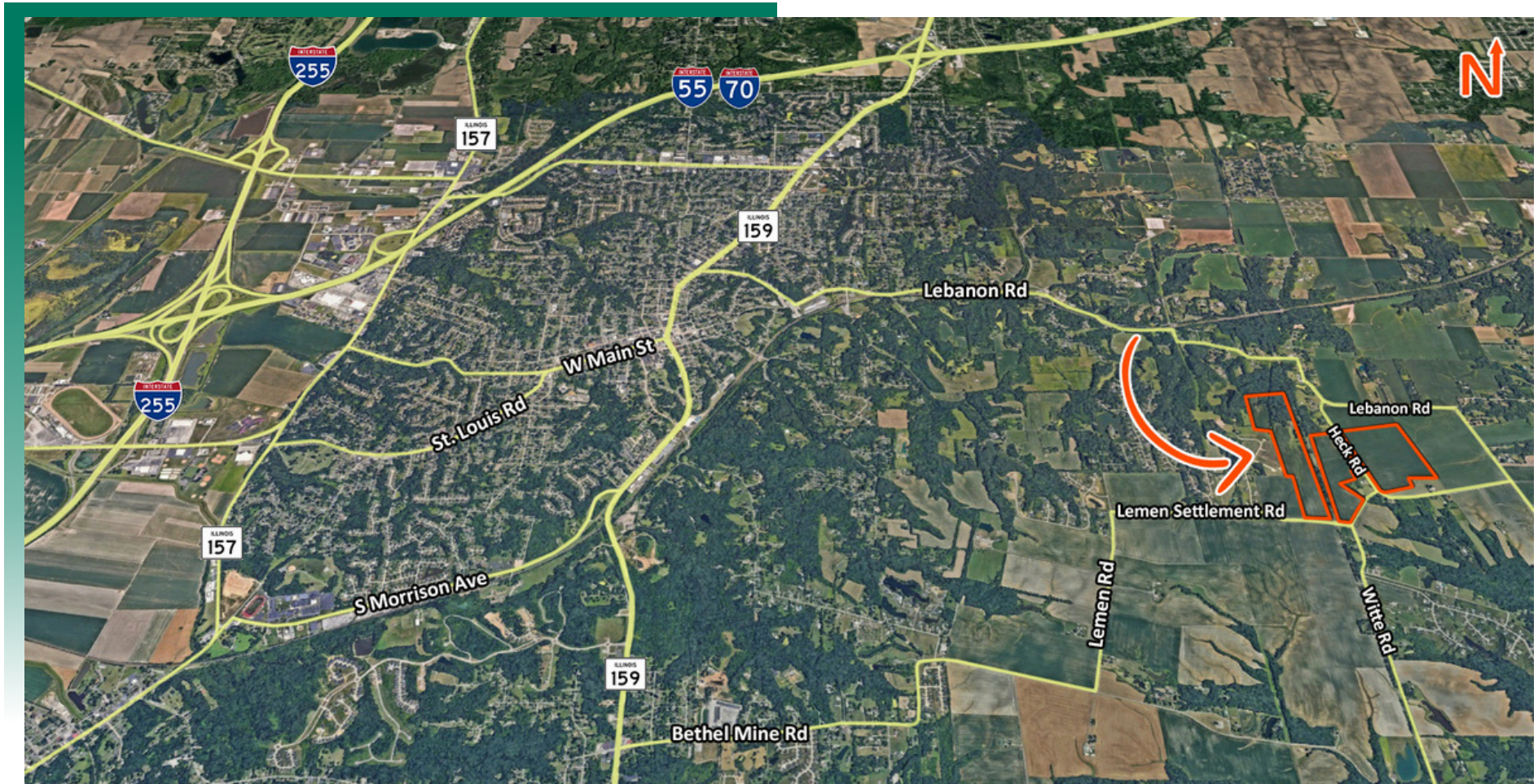
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

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



AREA MAP

Lemen Settlement Rd., Witte Rd. and Heck Rd., Collinsville, IL

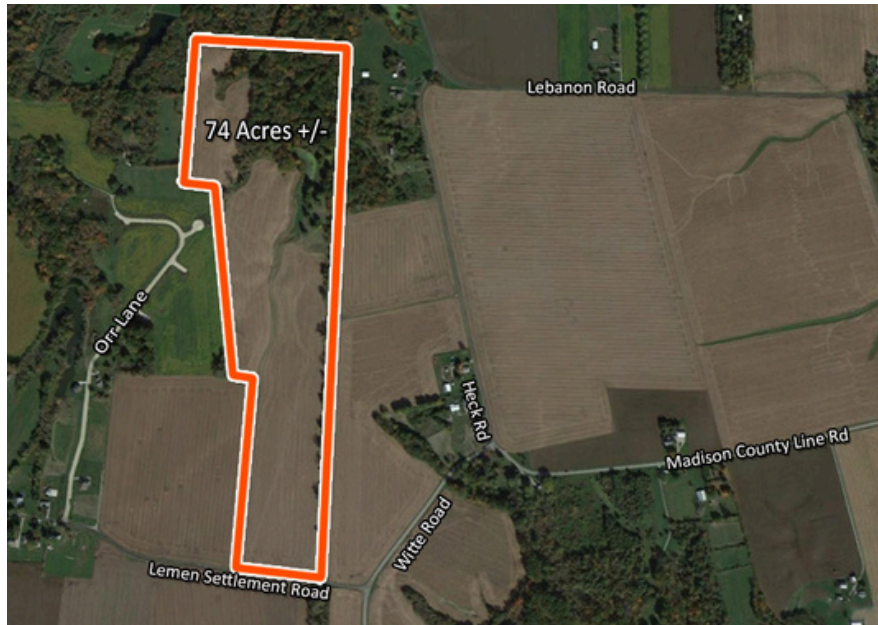


LOCATION OVERVIEW

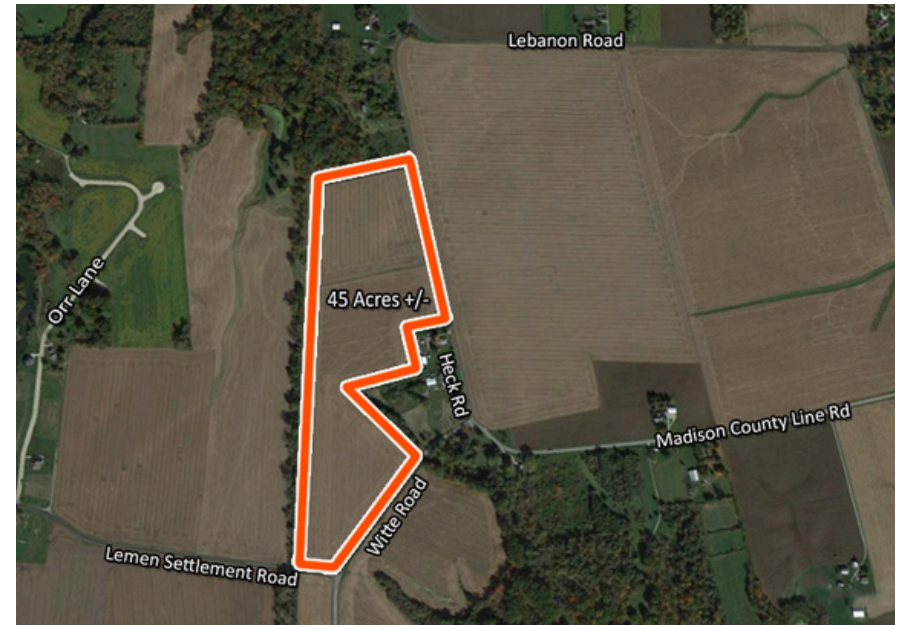
Sites are approximately 3.5 miles from Interstate 55/70, providing convenient access to major highways and minutes from Downtown Collinsville.

PARCELS

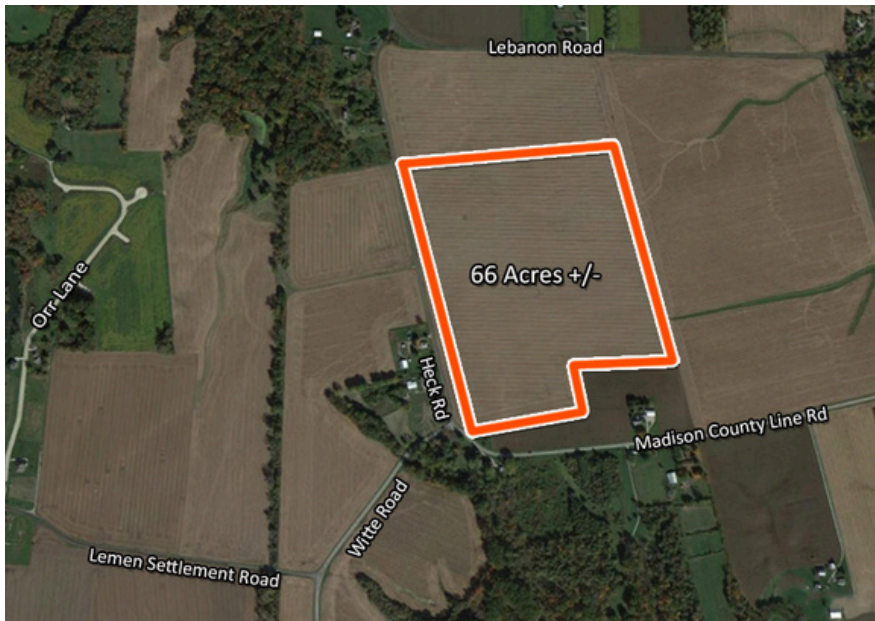
Lemen Settlement, Witte Rd., and Heck Rd., Collinsville, IL



PARCEL 1 - 74+/- ACRES - \$18,500/ACRE



PARCEL 2 - 45+/- ACRES - \$18,500/ACRE



PARCEL 3 - 66+/- ACRES - \$18,000/ACRE

LEVEL TOPOGRAPHY

INTERSTATE 3.5 MILES

**UTILITIES
WATER, GAS & ELECTRIC
AT/NEAR SITE**

**ZONING
AGRICULTURAL**

LAND PROPERTY SUMMARY

NE QUADRANT OF WITTE & HECK RD.

LISTING # 1117

LOCATION DETAILS:

Parcel #: Part of 9-1-22-31-00-000-027 & 04-06-100-002
County: IL - Madison
Zoning: AG - Collinsville/O'Fallon

PROPERTY OVERVIEW:

Lot Size: 66.63 Acres
Min Divisible Acres: 66.63
Max Contig Acres: 66.63
Frontage: 2,000
Depth: 1650
Topography: Level
Archeological: Yes
Environmental: Yes
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-55 and I-70 - 3 miles



SALE INFORMATION:

Price / Acre: \$18,000

UTILITY INFO:

Water Provider: Caseyville Township
Water Location: N.W. Section - Witte & Heck
Sewer Provider: None
Sewer Location: N/A
Gas Provider: Ameren IL
Gas Location: Lemen Settlement Rd./Witte Rd
Electric Provider: Southwestern Electric
Electric Location: On Site

PROPERTY DESCRIPTION:

Prime Development site with frontage on Heck Road. Excellent Residential Development Opportunity. Utilities such as water, gas, and electricity are either at or near the site, facilitating potential development projects.

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:

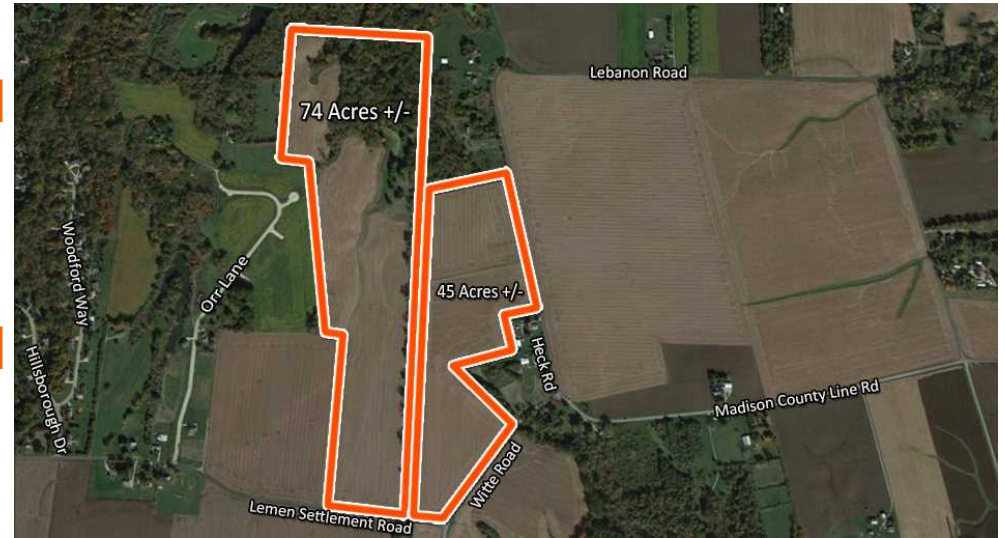
Lot Size: 119.94 Acres
Min Divisible Acres: 45
Max Contig Acres: 119.94
Frontage: IRR
Depth: IRR
Topography: Level
Archeological: No
Environmental: No
Survey: No

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 Lemen Settlement, Witte, & Heck Roads. Utilities such as water, gas, and electricity are either at or near the site, facilitating potential development projects.