

FOR SALE OR LEASE

20-25 Apex Dr. Highland, IL 62249



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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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.

AREA MAP

20-25 Apex Dr., Highland, IL 62249



LOCATION OVERVIEW

Located less than 1/2 mile from the new \$63MM St. Joseph's Hospital. Nearly 10,000 ADT at this site.

PROPERTY INFORMATION

20-25 Apex Dr., Highland, IL 62249



2,000 SF -10,000 SF build-to-suit opportunity in Apex Professional Park

Asking \$129,900 per lot

Historically low net fees due to local and professional management

Large signage available on the building and the Park sign

LAND PROPERTY SUMMARY

20-25 APEX DR

LISTING # 1169

LOCATION DETAILS:

Parcel #: 02-2-18-32-02-202-028
County: IL - Madison
Zoning: C-3 Hwy Business - Highland

PROPERTY OVERVIEW:

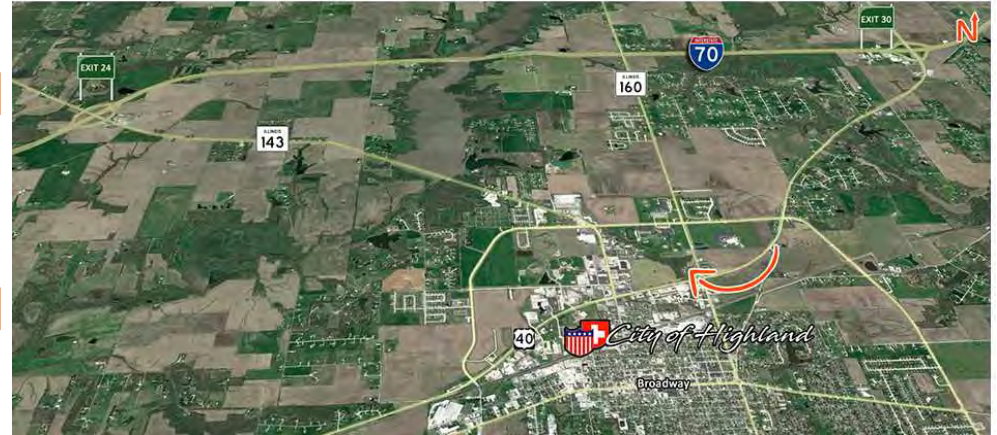
Lot Size: 0.22 Acres
Min Divisible Acres: 0.22
Max Contig Acres: 0.49
Frontage: 109
Depth: 89
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TRANSPORTATION:

Interstate Access: I-70

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 10,000
Taxes: \$1,576.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$129,900/Lot

UTILITY INFO:

Water Provider: Highland
Water Location: On Site
Sewer Provider: City of Highland
Sewer Location: On Site
Gas Provider: Ameren IL
Electric Provider: Highland
Electric Location: On Site

PROPERTY DESCRIPTION:

2,000-10,000 SF build-to-suit opportunity in Apex Professional Park. Landlord will negotiate improvements above "White Box." Historically low net fees due to local and professional management. Large signage available on the building and the Park sign. Pad-ready lot also available for sale.



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