

1.1 ACRES LAND FOR SALE

1702 Vaughn Drive, Wood River, IL 62095



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

1702 Vaughn Road, Wood River, IL 62095



LOCATION OVERVIEW

1 Mile from I-255 and IL Rt 111 intersection.

 TIF DISTRICT	 FRONTAGE: 300' DEPTH: 148'
 FLAT TOPOGRAPHY	 12,200 ADT

PROPERTY PHOTOS

1702 Vaughn Road, Wood River, IL 62095

EXTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



EXTERIOR PHOTO



LAND PROPERTY SUMMARY

1702 VAUGHN ROAD

LISTING # 1797

LOCATION DETAILS:

Parcel #: 19-2-08-23-18-301-002
County: IL - Madison
Zoning: B-2 - City of Wood River

PROPERTY OVERVIEW:

Lot Size: 1.10 Acres
Min Divisible Acres: 1.1
Max Contig Acres: 1.1
Frontage: 300
Depth: 148
Land Status: Vacant
Topography: Flat
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-255
Airport Access: 8'

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 12200
Taxes: \$1,656.52
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$125,000
Price / Acre: \$113,636
\$/SF (Land): \$2.61

UTILITY INFO:

Water Provider: City of Wood River
Water Location: onsite
Sewer Provider: City of Wood River
Sewer Location: onsite
Gas Provider: Ameren
Gas Location: onsite
Electric Provider: Ameren
Electric Location: onsite

PROPERTY DESCRIPTION:

Redevelopment site sits on 1.10 Acres with 300 FT of Frontage on Vaughn Road. Located in Wood River retail district near WalMart, Aldi's, Taco Bell, A&T, McDonald's, Steak n Shake and Applebee's.

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