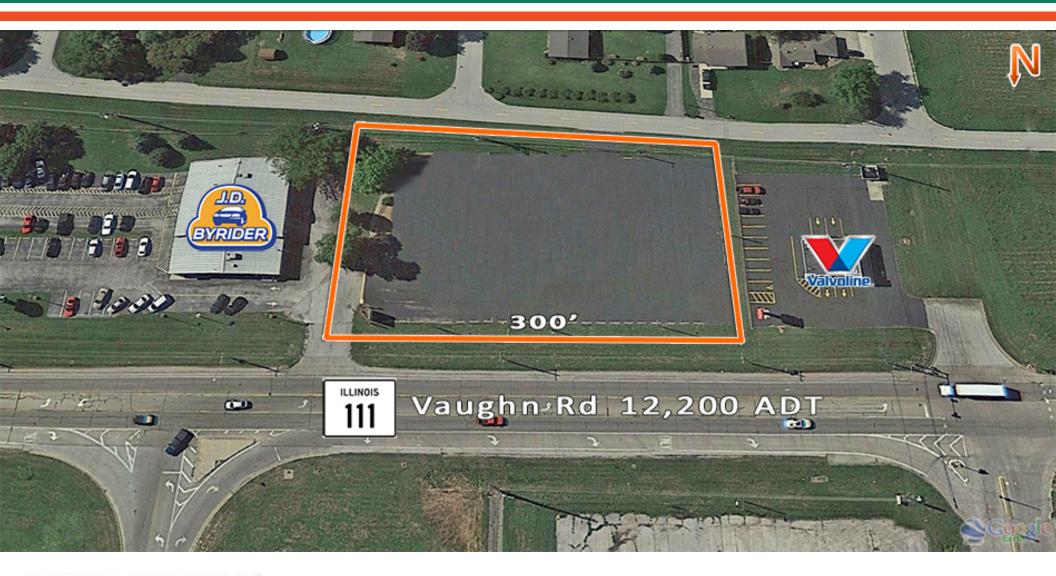
1.1 ACRES LAND FOR SALE

1702 Vaughn Drive, Wood River, IL 62095





COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM Tony Smallmon Broker Associate Cell: (618) 407-4240 Office: (618) 277-4400 (Ext. 18) tonys@barbermurphy.com



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



FLAT TOPOGRAPHY



FRONTAGE: 300' DEPTH: 148'



12,200 ADT

PROPERTY PHOTOS

1702 Vaughn Road, Wood River, IL 62095









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LAND PROPERTY SUMMARY

1702 VAUGHN ROAD

LISTING #	1797		
LOCATION DETAILS: Parcel #: County: Zoning:	19-2-08-23-18-301-002 IL - Madison B-2 - City of Wood River		300'
PROPERTY OVERVIEW: Lot Size: Min Divisible Acres: Max Contig Acres: Frontage: Depth: Land Status:	1.10 Acres 1.1 1.1 300 148 Vacant		300 ²
Topography: Archeological: Environmental: Survey: TAX INCENTIVE ZONES:	Flat No No No	SALE INFORMATION: Sale Price: Price / Acre: \$/SF (Land):	\$125,000 \$113,636 \$2.61
TIF District: Enterprise Zone: Opportunity Zone: Foreign Trade Zone:	Yes No No No	UTILITY INFO: Water Provider: Water Location: Sewer Provider: Sewer Location:	City of Wood River onsite City of Wood River onsite
TRANSPORTATION: Interstate Access: Airport Access:	I-255 8'	Gas Provider: Gas Location: Electric Provider: Electric Location:	Ameren onsite Ameren onsite
DEMOGRAPHICS/FINANC Traffic Count: Taxes: Tax Year:	IAL INFO: 12200 \$1,656.52 2024	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&TT, McDonald's, Steak n Shake and Applebee's.	

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TONY SMALLMON

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