

# COMMERCIAL SITE FOR SALE

1250 East Chain of Rocks Road, Pontoon Beach, IL 62040



2.1 Acres Commercial Development Site

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

**Collin Fischer - CCIM**  
Principal  
Cell: (618) 420-2376  
Office: (618) 277-4400 (Ext. 20)  
collinf@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

1250 Chain of Rocks Road, Pontoon Beach, IL 62040

**PROMINENT ON-SITE SIGNAGE**

ILLINOIS 111

E Chain of Rocks Rd 5,950 ADT

INTERSTATE 270

2.1 AC Commercial Development Site Available

**Gateway**  
**COMMERCE CENTER**

1 Unilever  
2 Dr Pepper  
3 LOWE'S  
4 P&G  
5 dial  
6 save a lot  
7 W  
8 amazon  
9 ROYAL CANIN  
10 World Wide Technology  
12 HERSHEY

Gateway Commerce Center is located in Madison County, Illinois just 16 miles from the downtown Central Business District. Home to major companies like Amazon, Spectrum Brands, Hershey, Procter & Gamble and World Wide Technology, Gateway Commerce Center offers tenants convenience and a skilled workforce to go along with its state-of-the-art facilities. With more than 300 acres available for lease or sale, Gateway also boasts location within a TIF district and Enterprise Zone. The I-270 & I-255 circumferential loop provides access to the entire St. Louis Metropolitan area and connects with four major interstates (I-70, I-44, I-55, and I-64) that serve the Midwest and the nation.

# LAND PROPERTY SUMMARY

1250 E CHAIN OF ROCKS RD

**LISTING #** 3022

## LOCATION DETAILS:

**Parcel #:** 18-1-14-35-00-000-004.001  
**County:** IL - Madison  
**Zoning:** B-2 General Business

## PROPERTY OVERVIEW:

**Lot Size:** 2.18 Acres  
**Min Divisible Acres:** 2.18 Acres  
**Max Contig Acres:** 2.18 Acres  
**Frontage:** 250  
**Depth:** 350  
**Land Status:** Available  
**Topography:** Flat  
**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-270  
**Airport Access:** St. Louis Downtown Airport

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 13000  
**Taxes:** \$13,069.00  
**Tax Year:** 2023



## SALE INFORMATION:

**Sale Price:** \$645,000  
**Price / Acre:** \$295,872  
**\$/SF (Land):** \$6.79

## UTILITY INFO:

**Water Provider:** Pontoon Beach  
**Water Location:** Chain of Rocks  
**Sewer Provider:** Madison County SS  
**Sewer Location:** Chain of Rocks  
**Gas Provider:** Ameren  
**Gas Location:** Chain of Rocks  
**Electric Provider:** Ameren  
**Electric Location:** Site

## PROPERTY DESCRIPTION:

2+ AC site at the intersection of IL-111 and I-270 (Exit 6B) at one of the main entrances to the 2,300 AC Gateway Commerce Center. Visibility to 50,000+ ADT on I-270

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

**COLLIN FISCHER, CCIM**

Principal  
O: (618) 277-4400  
C: (618) 420-2376  
collinf@barbermurphy.com