

Interstate Development Site

6701 Godfrey Rd., Godfrey, IL 62035



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Scott Reichmann
C: 618.610.1632
ScottR@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.



Property Summary

9.59 Acre Development Site – May Divide
Visibility and Easy Access to I-255, Exit 20
344' of Frontage on IL Route 111 (Godfrey Rd)
Natural Entrance at Airport Rd.
All Utilities on Site
Located in a TIF District

SALE PRICE: \$2,000,000

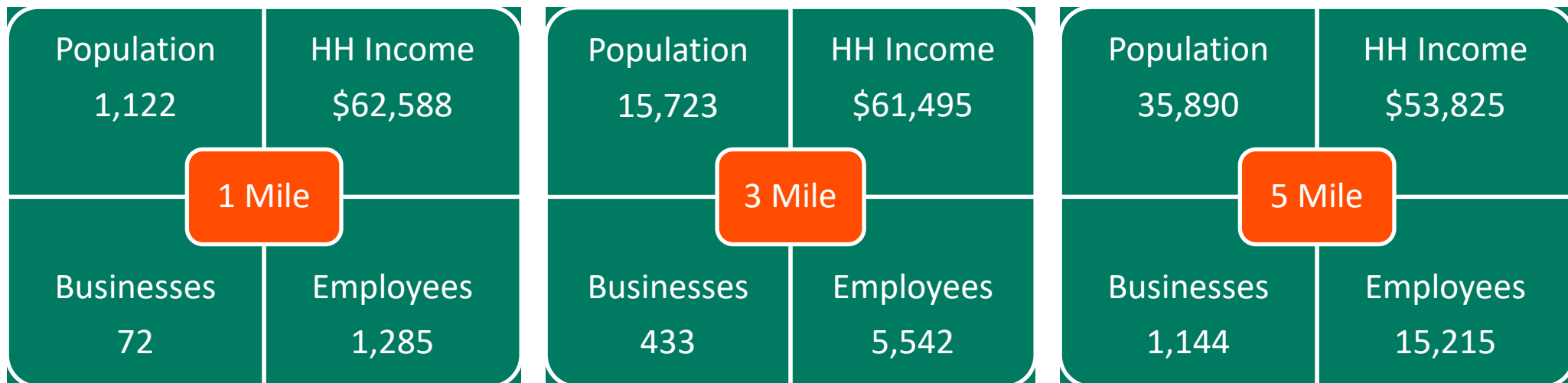
PROPERTY HIGHLIGHTS

Great piece of 9.59 Acre Commercial Property adjacent to/between I-255 and Godfrey Road (IL Route 111). Across from Walmart Super Center.

344' of Frontage on Route 111 (Godfrey Rd) with 15,800 ADT. Site is Visible from I-255 which has and ADT of 10,750.

Natural Entrance at Airport Road. Close Proximity to I-255 Interchange at Exit 20.

DEMOGRAPHICS



Listing No: 1359.1**Total Acres Available:** 9.59**Min Divisible Acres:** 9.59**Land**6701 Godfrey Road
Godfrey, IL 62035**LAND MEASUREMENTS:****Acres:** 9.59
Frontage: 344 FT
Depth: 1,367 FT
Subdivide Site: No**SALE INFORMATION:****For Sale:** Yes
Sale Price: \$2,000,000
Sale Price/Acre:
Sale Price/SF:**TRANSPORTATION :****Interstate:** I-255
Rail: No
Barge: No
Airport:**LEASE INFORMATION:****For Lease:** No
Lease Rate:
Lease Term:**Comments**

Great piece of Commercial Property adjacent to/between I-255 and Godfrey Road. Across from Walmart. Natural entrance at Airport Road. Close proximity to I-255 Interchange at exit 20.

PROPERTY INFORMATION:**Parcel No:** 24-1-01-14-00-000-014
County: Madison
Zoning: Residential Farm*
Zoning By: Godfrey
Complex:**TIF:** Yes
Enterprise Zone: Yes
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$129.76
Tax Year: 2019
Traffic Count: 15,800
Topography: Flat**UTILITY INFORMATION****Water Provider:** IL American
Sewer Provider: Godfrey
Gas Provider: Ameren IL
Electric Provider: Ameren IL
Telecom Provider:
Service:
Service:
Service:
Service:
Service:
Location: On Site
Location: On Site
Location: On Site
Location: On Site
Location:**Listing Broker(s)**Scott Reichmann
Office: (618) 277-4400
scottr@barbermurphy.com
Cell: (618) 610-1632