

+/- 103.06 ACRE LIGHT INDUSTRIAL LAND FOR SALE

Upper Cahokia Rd., Sauget, IL 62206



BARBERMURPHY

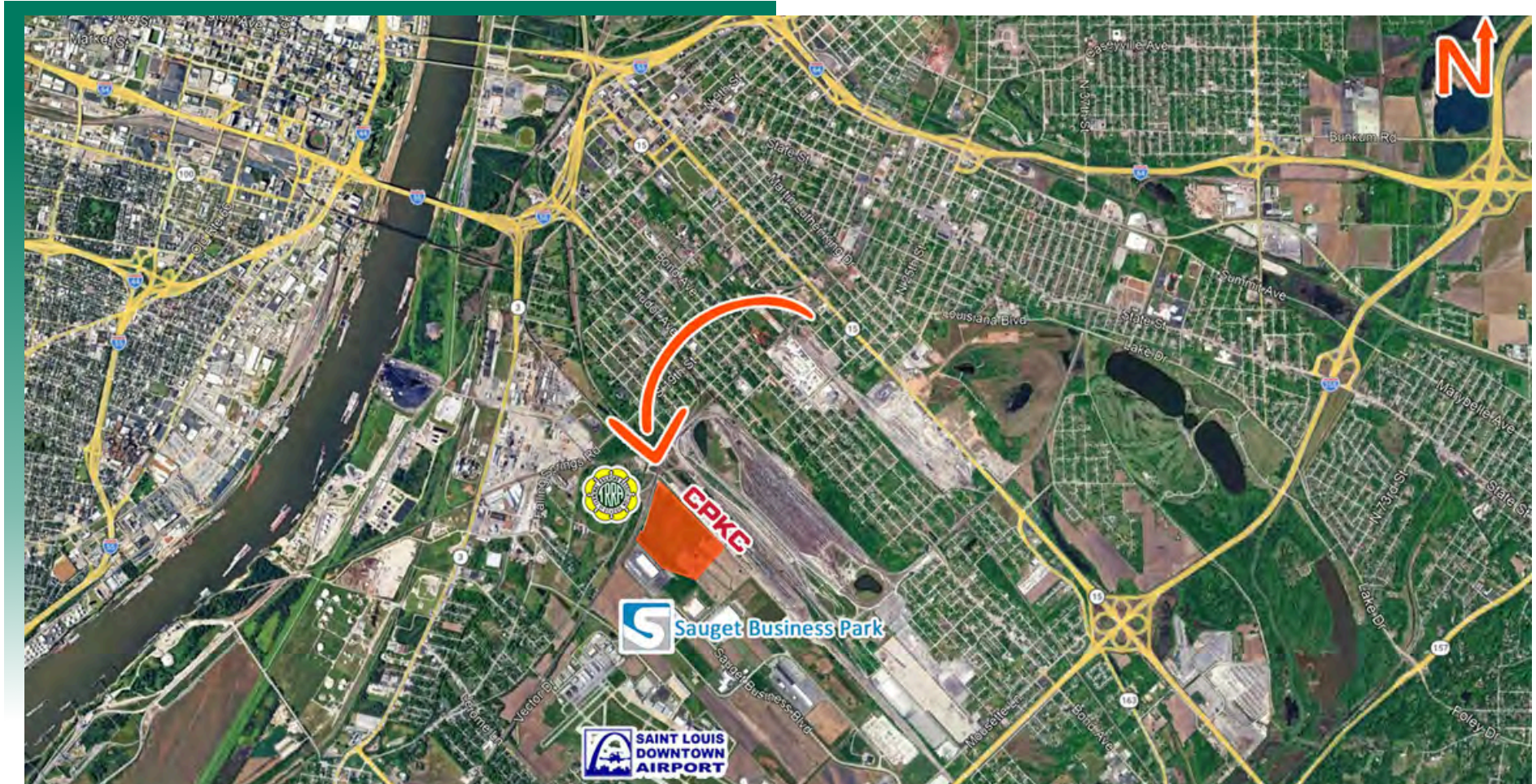
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Steve Zuber - SIOR, CCIM
Principal
Office: (618) 277-4400 (Ext. 13)
Cell: (314) 409-7283
steve@barbermurphy.com



AREA MAP

Upper Cahokia Rd., Sauget, IL 62206



LOCATION OVERVIEW

Located five minutes from downtown St. Louis between Il Route 3 and Interstate 255 near the Sauget Business Park. St. Louis Downtown Airport located in the same business park. 4-miles to Interstates 55,64,70 and 44 as well as Mississippi River. CPKC Railroad adjacent to the site.



1 MILE TO STL
DOWNTOWN AIRPORT



2 MILES TO I-255
4 MILES TO I-55,
I-64, I-70, I-44



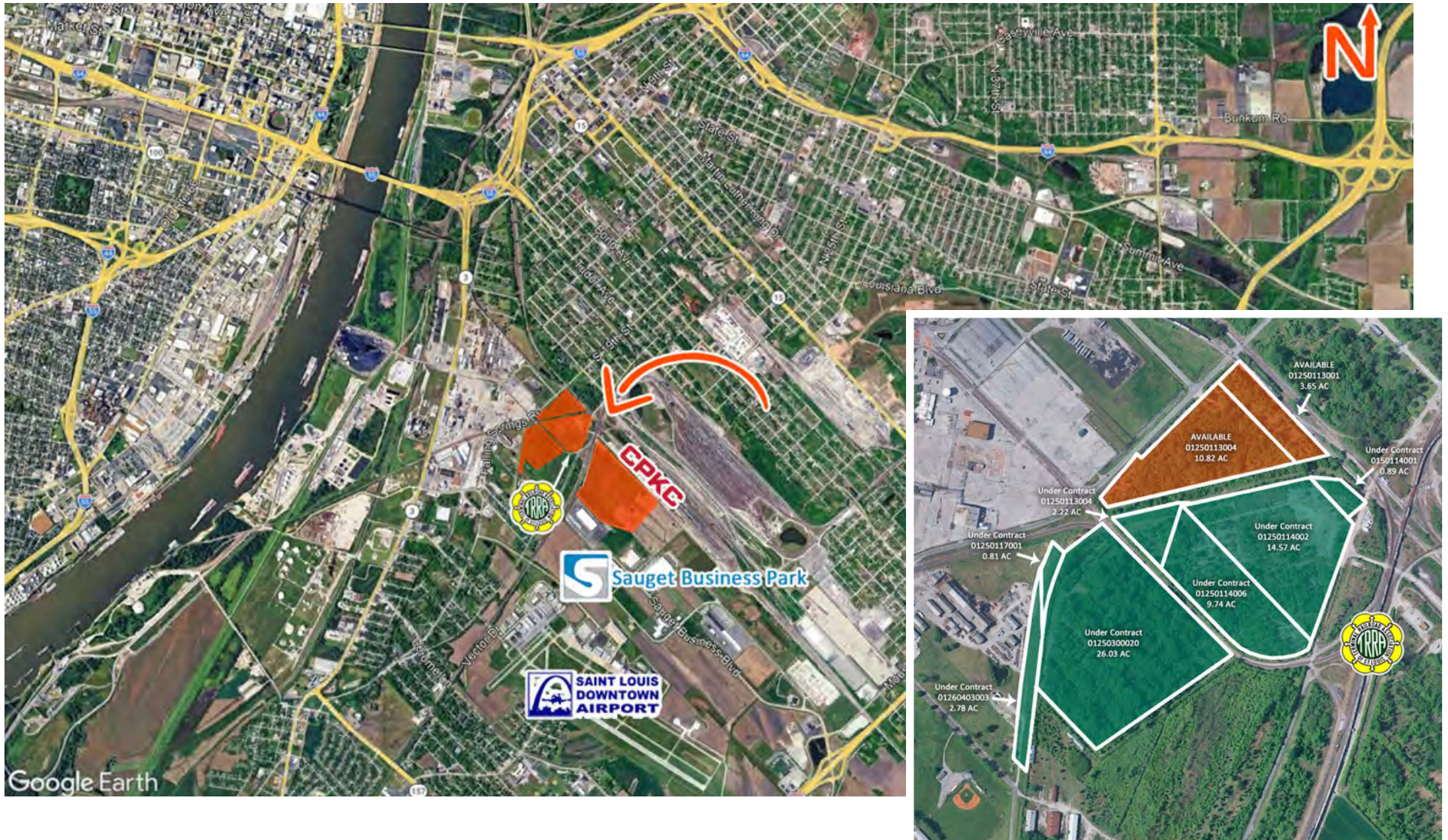
MISSISSIPPI RIVER
3 MILES



CPKC RAILWAY
ADJACENT

EXPLORING OPPORTUNITIES IN ADJACENT PROPERTIES

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Over 72 additional acres are available for sale adjacent to this site. Reach out to the broker for more information.

ECONOMIC DEVELOPMENT PROGRAMS AND INCENTIVES

Upper Cahokia Rd., Sauget, IL 62206

VILLAGE OF SAUGET TAX INCREMENT FINANCING

The site is located within the village of sauget TIF district. The village may reimburse a tenant's qualified expenditures based on project eligible costs as to be determined by the TIF administrator. These benefits and the appropriate qualifications have been negotiated with the Mayor and TIF Administrator.

CONTACT INFORMATION

Lisa Bowman, TIF Administrator
618-407-1949
lisak.bowman@gmail.com

AMERICAN BOTTOMS ENTERPRISE ZONE

The site is located within the American Bottoms Enterprise Zone. The Zone Exempts sales on taxes on all building materials used in the construction of a facility. St. Clair County administers the Zone. For additional information, please feel free to contact Lisa Bowman or Chris Anderson, Enterprise Zone Specialist, St. Clair County Economic Development, 618-825-3218 or canderson@co-stclair.il.us

SOUTHWESTERN ILLINOIS DEVELOPMENT AUTHORITY (SWIDA)

SWIDA represents the Madison - St. Clair County areas for industrial development bonds. For additional information, please email: info@swida.org or call 618-345-3400

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ST. CLAIR COUNTY ECONOMIC DEVELOPMENT OFFICE

The county offers incentives such as low interest loans and workforce development, in addition to the enterprise zone. For additional information, regarding economic development please feel free to contact Rick Stubblefield, director, at 618-825-3203 or [rstubblefield@co.st-clair.il.us](mailto:rubblefield@co.st-clair.il.us). Regarding Workforce Development, please contact Lee Reese, Coordinator, 618-825-3259 or lee.reese@co.st-clair.il.us

STATE OF ILLINOIS

The village TIF Administrator, Lisa Bowman, can provide information regarding state programs or reach out to the appropriate contact of the state.

In early 2023, the state of illinois greatly expanded business incentives in order to attract and retain job creators looking to locate or expand their business in illinois. New changes include:

- \$400 Million closing Fund: Discretionary cash assistance available for major job creators with significant investments through the invest in illinois fund.
- Expanding and improving illinois' premier incentive programs, including:
- Reimagining Energy and vehicles (REV ILLINOIS)
- Economic Development for a Growing Economy (EDGE)
- Manufacturing Illinois Chips for Real Opportunity (MICRO)
- High Impact Businesses (HIB)

ACCESSIBILITY

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ROAD



The site is 3 miles from IL Route 3, which connects you to the region's robust network of highways with I-44, I-64, I-55, and I-70. Route 3 runs parallel to the Mississippi River and is the backbone of a 60-mile-long logistics and manufacturing corridor with access points to six Class 1 railroads, five airports with capacity, four interstates with national access, and America's third-largest inland port.

RIVER



The site is less than 3 miles to the Mississippi River, where SCF Marine & Watco have marine terminals available to service barge traffic.

RAIL



CPKC Railroad adjacent to the property.

RUNWAY



St. Louis Downtown Airport is a public-use airport located in greater St. Louis. It is owned by the Bi-State Development Agency. The airport is used by many business aircraft visiting the St. Louis Region. Airport services include one full-service 24-hour fixed-base operator, an instrument landing system, an FAA air traffic control tower, and its own dedicated Index B aircraft rescue and firefighting (ARFF) service.

LAND PROPERTY SUMMARY

UPPER CAHOKIA ROAD, SAUGET, IL 62206

LISTING # 3031

LOCATION DETAILS:

Parcel #: 01250400001
County: IL - St. Clair
Zoning: Light Industrial

PROPERTY OVERVIEW:

Lot Size: 103.06 Acres
Min Divisible Acres: 25
Max Contig Acres: 103.06
Frontage: 1,285'
Depth: 3,145'
Land Status: Available
Topography: Flat
Archeological: No
Environmental: Yes
Survey: Yes

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: 2 Miles to I-255; 4 Miles to I-44, I-55, I-64, I-70
Airport Access: Downtown St. Louis Airport - 1 Mile
Rail Access: CPKC Railroad Adjacent

DEMOGRAPHICS/FINANCIAL INFO:

Taxes: \$48,794.00
Tax Year: 2023



SALE INFORMATION:

Sale Price: \$8,760,100
Price / Acre: \$85,000
\$/SF (Land): \$1.95

UTILITY INFO:

Water Provider: Illinois American Water
Sewer Provider: American Bottoms
Gas Provider: Ameren Illinois
Electric Provider: Ameren Illinois

PROPERTY DESCRIPTION:

103.06 Acres of land zoned industrial located near the Sauget Business Park in Sauget, IL. Adjacent to 2 other parcels available for sale totaling 143 contiguous acres. All utilities to the site. CPKC rail yard adjacent to the site.

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