11 Acre Commercial Development Site
Bluff Rd. & DD Rd., Columbia, IL 62236

11 Acre Commercial Development Site, May Divide
Ideal Location for Office, Bank and other Commercial Uses
Site improved with Utilities, Sidewalks and Archeological Survey
Less than ½ Mile to I-255; Exit 6. IL Route 3 access via Palmer Rd
Minutes from the “Rock City” Facility in Valemeyer

Reduced Sale Price: $59,000 per Acre

1173 Fortune Blvd. Shiloh, IL 62269
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Listing No: 185

Land

DD Road & New Bluff Road
Columbia, IL 62236

SALE INFORMATION:

For Sale: Yes
Sale Price: $672,600
Sale Price/Acre: $59,000
Sale Price/SF: 

LEASE INFORMATION:

For Lease: No
Lease Rate: 
Lease Term: 

PROPERTY INFORMATION:

Parcel No: 04-08-317-001 lots 2 and 3
County: Monroe
Zoning: CP- Commercial Park
Zoning By: City of Columbia
Complex: Archaeological: No

TRANSPORTATION:

Interstate: I-255
Rail: No
Barge: No
Airport: No

Total Acres Available: 11.40
Min Divisible Acres: 5.70

LAND MEASUREMENTS:

Acres: 11.40
Frontage: 650 FT
Depth: 

Subdivide Site: Yes

UTILITY INFORMATION

Water Provider: IL American
Sewer Provider: City of Columbia
Gas Provider: Ameren IL
Electric Provider: Ameren IL
Telecom Provider: 

Service: 12" Main
Service: 8" Main
Service: 
Service: 

Location: At Site
Location: At Site
Location: 
Location: 
Location: 

Listing Broker(s)

Joe Hardin
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