

# 62+ ACRE I-255 DEVELOPMENT SITE

Eastport Plaza Dr., Collinsville, IL 62234



**SALE PRICE: \$50,000/Acre (Undivided)**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
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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

Eastport Plaza Dr., Collinsville, IL 62234



### LOCATION OVERVIEW

This Site is located in the most centralized area in the Metro-East Market, where Interstates I-255, I-55, I-64 and I-70 make this an ideal development site.

# LAND PROPERTY SUMMARY

## EASTPORT PLAZA DRIVE

**LISTING #** 190

### LOCATION DETAILS:

**Parcel #:** 13-1-21-30-00-000-007  
**County:** IL - Madison  
**Zoning:** Agriculture - Madison County

### PROPERTY OVERVIEW:

**Lot Size:** 62.58 Acres  
**Min Divisible Acres:** 62.58  
**Max Contig Acres:** 62.58  
**Frontage:** 1160  
**Depth:** 1900  
**Topography:** Flat,Tillable  
**Archeological:** No  
**Environmental:** No  
**Survey:** Yes

### TAX INCENTIVE ZONES:

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

### TRANSPORTATION:

**Interstate Access:** I-255 and I-55/70  
**Airport Access:** St. Louis Lambert International

### DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 47,300  
**Taxes:** \$1,434.76



### SALE INFORMATION:

**Sale Price:** \$3,129,000  
**Price / Acre:** \$50,000  
**\$/SF (Land):** \$1.15

### UTILITY INFO:

**Water Provider:** City of Collinsville  
**Water Location:** 200' from site  
**Sewer Provider:** City of Collinsville  
**Sewer Location:** 200' from site  
**Gas Provider:** SW Electric  
**Gas Location:** On Site  
**Electric Provider:** Ameren IL  
**Electric Location:** On Site

### PROPERTY DESCRIPTION:

62+ Acre Development Site with I-255 Visibility. Ideal for Office, Hospitality, Distribution or Service Center. 1,160' of Interstate Frontage. Easy and Convenient Access to I-55/70, Exit 11 and I-255, Exit 26. \*May Divide



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