

LAND FOR SALE

I-255 DEVELOPMENT SITE - 62+ ACRES

EASTPORT PLAZA DRIVE, COLLINSVILLE, IL 62234

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



SALE PRICE: \$40,000/ACRE (undivided)

BARBERMURPHY

1173 Fortune Boulevard Shiloh, IL 62269
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PRESENTED BY:

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Principal
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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.

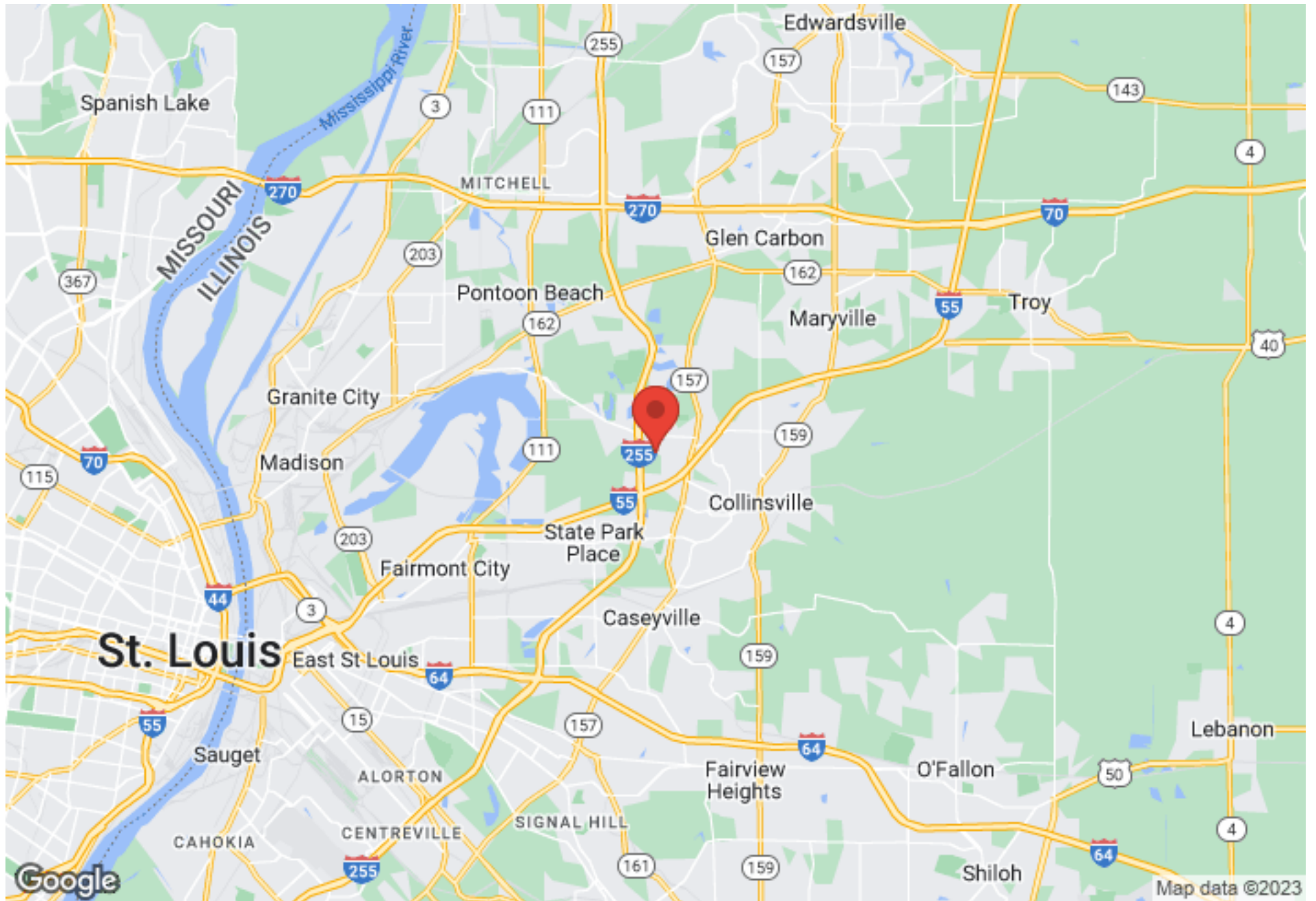
AREA MAP

Eastport Plaza Dr
Eastport Plaza Drive | Collinsville, IL 62234



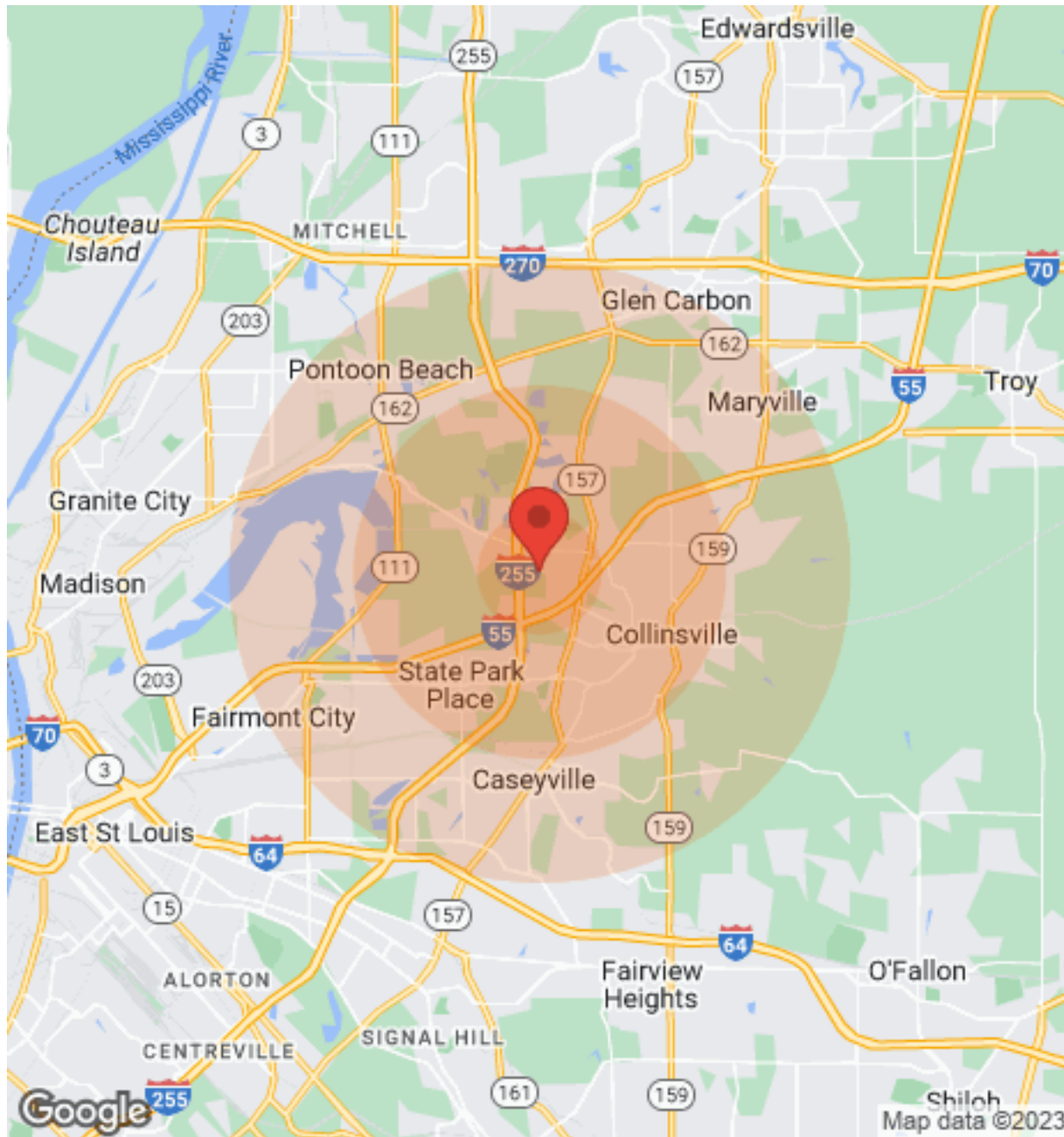
REGIONAL MAP

Eastport Plaza Dr
Eastport Plaza Drive | Collinsville, IL 62234



DEMOGRAPHICS

Eastport Plaza Dr
 Eastport Plaza Drive | Collinsville, IL 62234



Population	1 Mile	3 Miles	5 Miles
Male	N/A	15,067	29,883
Female	N/A	15,873	31,308
Total Population	N/A	30,940	61,191

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$47,415	\$47,519
< \$15,000	N/A	1,631	3,242
\$15,000-\$24,999	N/A	1,465	2,600
\$25,000-\$34,999	N/A	1,341	2,509
\$35,000-\$49,999	N/A	2,014	3,635
\$50,000-\$74,999	N/A	2,990	4,979
\$75,000-\$99,999	N/A	1,466	3,211
\$100,000-\$149,999	N/A	1,512	3,198
\$150,000-\$199,999	N/A	463	856
> \$200,000	N/A	184	454

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	13,997	26,632
Occupied	N/A	12,861	24,554
Owner Occupied	N/A	8,752	17,818
Renter Occupied	N/A	4,109	6,736
Vacant	N/A	1,136	2,078

LAND PROPERTY SUMMARY

Eastport Plaza Dr
Eastport Plaza Drive | Collinsville, IL 62234

LISTING # 190

SALE/LEASE INFO

Price: \$2,503,200
Price / Acre: \$40,000

LAND MEASUREMENTS

Lot Size: 62.58 Acres
Min Divisible Acres: Negotiable
Dimensions: 1,160'x1,900'

PROPERTY INFO

APN: 13-1-21-30-00-000-007
County: IL - Madison
Zoning: Agriculture - Madison County
Topography: Flat, Tillable
Survey: Yes
Traffic Count: 47,300

UTILITY INFO

Water Provider/Location: City of Collinsville, 10" Main, 200' from Site
Sewer Provider/Location: City of Collinsville, 10" Main, 200' from Site
Gas Provider/Location: SW Electric, On Site
Electric Provider/Location: Ameren IL, On Site

TRANSPORTATION

Interstate: I-255, I-55/70
Airport: St. Louis Lambert International



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

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.