



FOR SALE

3904 Alcoa Ave.
Cahokia Heights, IL
62207



FOR SALE
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
78+ ACRES

78.28 ACRE SITE FOR SALE

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

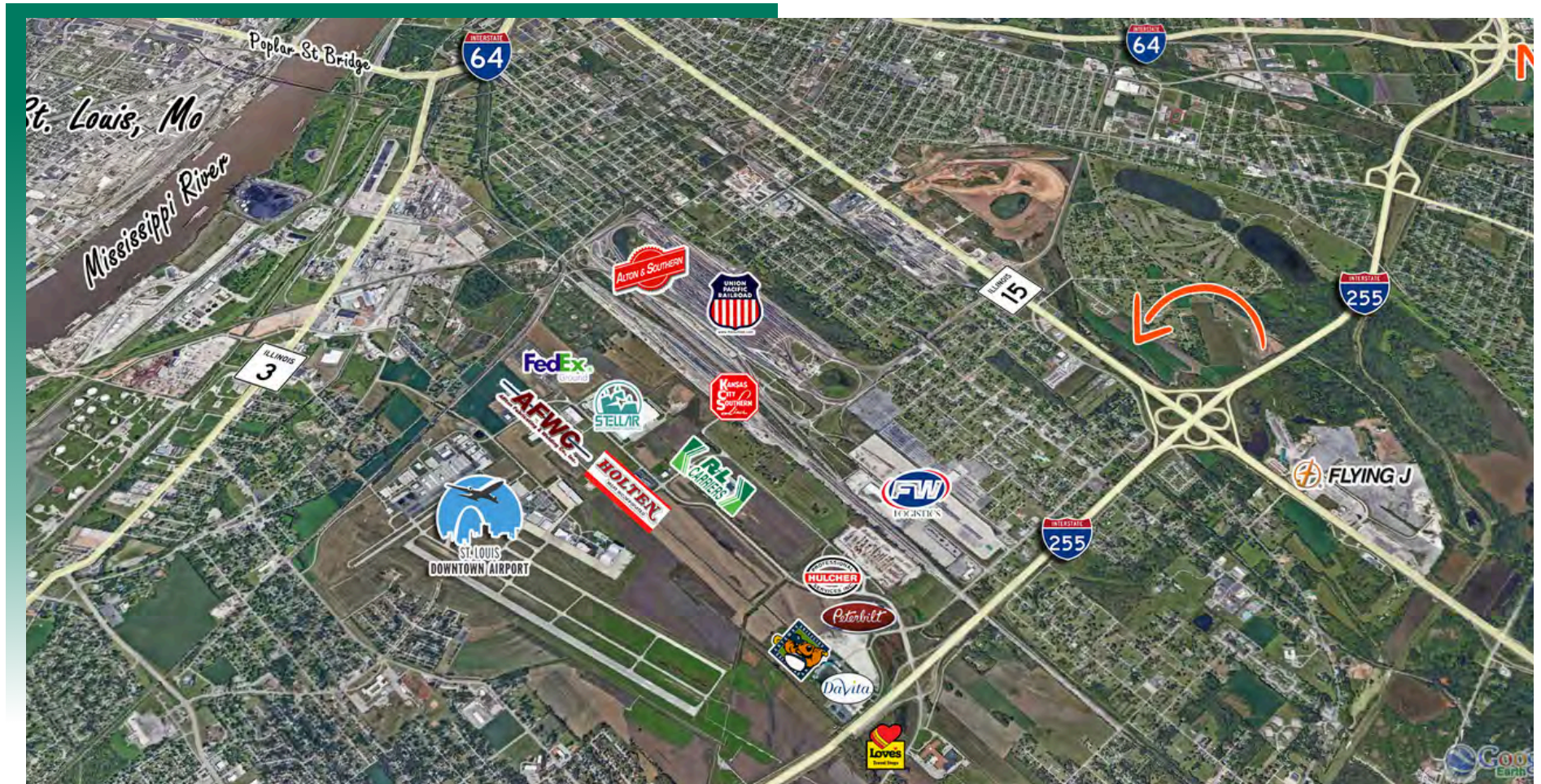
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AREA MAP

3904 Alcoa Ave., Cahokia Heights, IL



LOCATION OVERVIEW

Located within close proximity to IL Rte 15 and I-255. Multiple access points to subject property from Pfeiffer Rd, Johnson Lane, and Alcoa Dr.

LAND PROPERTY SUMMARY

3904 ALCOA DRIVE

LISTING # 3047

LOCATION DETAILS:

Parcel #: 02-29.0-405-038
County: IL - St. Clair
Zoning: Agricultural

PROPERTY OVERVIEW:

Lot Size: 78.28 Acres
Min Divisible Acres: 78.28
Max Contig Acres: 78.28
Frontage: 525
Depth: 4276
Topography: Flat
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: IL Rte 15 and I-255

DEMOGRAPHICS/FINANCIAL INFO:

Taxes: \$3,693.00
Tax Year: 2023



SALE INFORMATION:

Sale Price: \$799,000
Price / Acre: \$10,206

UTILITY INFO:

Water Provider: Illinois American Water
Water Location: Adjacent
Sewer Provider: Metro East Sanitary
Sewer Location: Adjacent
Gas Provider: Ameren IL
Gas Location: Adjacent
Electric Provider: Ameren IL
Electric Location: Adjacent

Property Description

78.28 Acre Site with All Utilities Available and Adjacent. Site has billboard income of \$5,000/Yr with 13 years left on term. Rental bumps at the year 2028.

Farm ground is currently rented to tenant farm and rented to a group of hunters on annual basis.

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