

FOR SALE

Sunset Hills
Professional Centre Dr.
Edwardsville, IL 62025

Country Club Dr

16,000+ ADT

ILLINOIS
157

EDLEY'S
BAR-B-QUE

FOR SALE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

0.20 ACRES

0.20 ACRE COMMERCIAL LOT

Collin Fischer - CCIM
Designated Managing Broker
Cell: (618) 420-2376
collinf@barbermurphy.com

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



Google Earth
Image Landsat / Copernicus



SUNSET HILLS PROFESSIONAL CENTRE

- Excellent location for small professional office
- Easy access to IL-157 and I-270
- 25 minutes from downtown St. Louis
- Signage on IL Route 157 with 16,000+ ADT
- Growing medical office corridor in a well established county seat with unparalleled demographics
- Broker Owned

EDWARDSVILLE, ILLINOIS

Edwardsville is situated in Southwestern Illinois, in the Metro East area of Greater St. Louis. Edwardsville is approximately 18 miles northeast of downtown St. Louis, and just an hour south of Springfield, IL on I-55.

DEMOGRAPHICS

POPULATION	
1 MILE	3,696
3 MILES	23,711
5 MILES	58,094
HOUSEHOLDS	
1 MILE	1,537
3 MILES	9,646
5 MILES	23,948
AVG. HOUSEHOLD INCOME	
1 MILE	\$123,741
3 MILES	\$59,614
5 MILES	\$69,566



EDWARDSVILLE ECONOMY

Edwardsville is located on the thriving Illinois side of the Mississippi River, just half an hour from St. Louis, Missouri. Retail businesses, manufacturers, distribution centers, and office and technology firms will all find extraordinary opportunities in what Edwardsville has to offer: Edwardsville is also the Madison County Seat.

- An unparalleled combination of connectivity that provides some of the lowest shipping costs in the country and easy access to suppliers and markets everywhere.
- Conveniently located sites with key infrastructure, abundant utilities, robust telecommunications and plenty of room to grow.
- Excellent schools that, along with the local colleges and universities, are preparing a large and highly skilled workforce for the most demanding and in-demand jobs.
- A quality of life that helps to attract and retain the best and the brightest workers.
- An enviable network of state and interstate highways that provide easy access to the almost 3 million very active consumers living within a 60-mile radius of the city.
- A powerful package of incentives, including tax abatements and Tax Increment Financing (TIF) Districts, some of which are also located in the Gateway Enterprise Zone to provide additional benefits that will continue to attract future investment.

EDWARDSVILLE ATTRACTIONS

Downtown Edwardsville - The downtown setting is so scenic that it has been the backdrop for multiple Hollywood film scenes. One needs look no further than the blocks of storefronts that house coffee shops, artisan bakeries, craft breweries and boutique clothing stores to see why it is the ideal setting for any outing. On Saturday mornings from May to October, downtown is also the home of the Land of Goshen Community Market, where all sorts of locally grown produce, handmade items and specialty crafts can be found. Park the car, get out and walk and explore all the joys of downtown [Edwardsville!](#)

- Art Center
- Children's Museum
- Public Library
- Township Community Park
- The Gardens at SIUE
- Wildey Theatre
- Madison Country Historical Society Museum & Archives
- Main Street Community Center
- Mannie Jackson Center for Humanities
- MCT Trails
- Watershed Nature Center
- 1820 Colonel Benjamin Stephenson House



LAND PROPERTY SUMMARY

SUNSET HILLS PROFESSIONAL CENTER

LISTING # 3056

LOCATION DETAILS:

Parcel #: 14-2-15-28-01-104-007
County: IL - Madison
Zoning:

PROPERTY OVERVIEW:

Lot Size: 0.20 Acres
Min Divisible Acres: 0.20
Max Contig Acres: 0.20
Frontage: 115
Depth: 70
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: I-270

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 15,600
Taxes: \$4,476.08
Tax Year: 2023



SALE INFORMATION:

Sale Price: \$115,000
Price / Acre: \$575,000
\$/SF (Land): \$13.20

UTILITY INFO:

Water Provider: Edwardsville
Water Location: Available to Site
Sewer Provider: Edwardsville
Sewer Location: Available to Site
Gas Provider: Ameren
Gas Location: Available to Site
Electric Provider: Ameren
Electric Location: Available to Site

PROPERTY DESCRIPTION:

Last remaining lot in the well-established Sunset Hills Professional Centre office park. Located directly across from Sunset Hills Country Club on IL-157. Easy access from the Hwy. 5 minutes from I-270 and 10 minutes from downtown Edwardsville. Subject to the recorded covenants and restrictions for the office park. Broker Owned.