

# FOR SALE

1261 University Dr.  
Edwardsville, IL 62025

FOR SALE

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

20+ ACRES



ILLINOIS  
157



Lewis Rd



VISIONARY  
WEALTH ADVISORS

ILLINOIS  
157



University Dr



Esic Dr

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

**Collin Fischer - CCIM**  
Designated Managing Broker  
Office: (618) 277-4400 (Ext. 20)  
Cell: (618) 420-2376  
collinf@barbermurphy.com

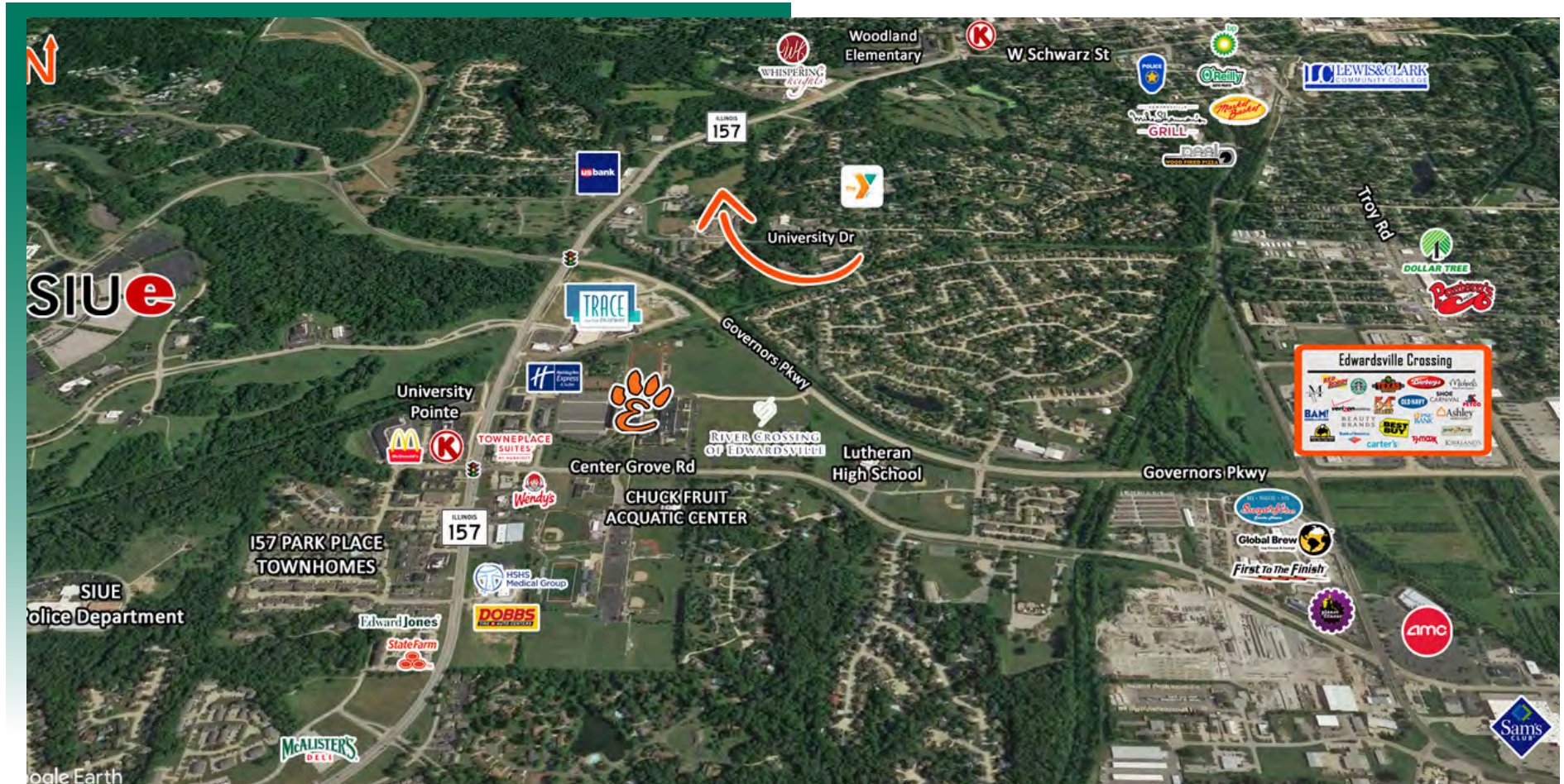


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# AREA MAP

1261 University Dr., Edwardsville, IL



## LOCATION OVERVIEW

Located on University Dr. near the intersection of IL-157 and University Drive. Located less than 5 minutes from Southern IL University (SIUE) campus. Minutes from downtown Edwardsville and the Madison County courthouse.

## PROPERTY HIGHLIGHTS

- 20+ Acres in the heart of Edwardsville
- Former site of Gateway Regional Medical Center
- Excellent Redevelopment Potential, Zoned B-2
- E. University Dr., is one of the main entrances to Southern IL University at Edwardsville (SIUE)



# LAND PROPERTY SUMMARY

1261 UNIVERSITY DR

**LISTING #** 3062

## LOCATION DETAILS:

**Parcel #:** 14-1-15-15-11-201-001/07-201-014 | 14-2-15-15-01-102-036  
**County:** IL - Madison

## PROPERTY OVERVIEW:

**Lot Size:** 20.0 Acres  
**Min Divisible Acres:** 20  
**Max Contig Acres:** 20  
**Frontage:** 400  
**Depth:** 900  
**Topography:** Rolling  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## TAX INCENTIVE ZONES:

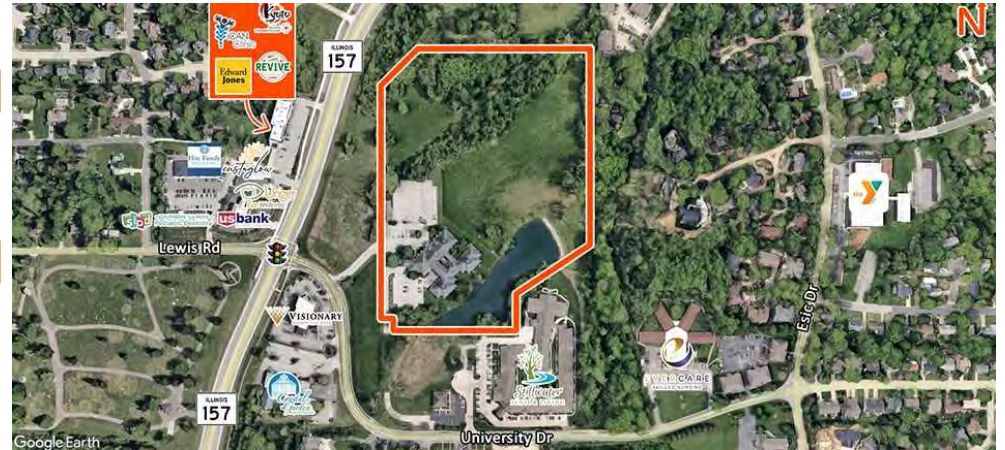
**TIF District:** Yes  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

## TRANSPORTATION:

**Interstate Access:** I-270  
**Airport Access:** Lambert STL

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 11,500  
**Taxes:** \$113,765.00  
**Tax Year:** 2023



## SALE INFORMATION:

**Sale Price:** \$3,490,000  
**Price / Acre:** \$174,500  
**\$/SF (Land):** \$4.01

## UTILITY INFO:

**Water Provider:** Edwardsville  
**Water Location:** On Site  
**Sewer Provider:** Edwardsville  
**Sewer Location:** On Site  
**Gas Provider:** Ameren  
**Gas Location:** On Site  
**Electric Provider:** Ameren  
**Electric Location:** On Site

## PROPERTY DESCRIPTION:

20+ AC in the heart of Edwardsville, IL. Zoned Commercial. Located less than 5 minutes from Southern IL University (SIUE) campus or downtown Edwardsville and the Madison County courthouse. Site of the former Gateway Regional Medical Center (33,000+ SF)

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

**COLLIN FISCHER, CCIM**  
Designated Managing Broker  
O: (618) 277-4400  
C: (618) 420-2376  
collinf@barbermurphy.com