

FOR SALE > (2) COMMERCIAL DEVELOPMENT SITES

320 E U.S. Hwy 40, Troy, IL 62294



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

320 E US Hwy 40, Troy, IL



LOT 1 - 1.35 ACRES

- Located off of East Hwy 40
- Approved entrance next to Casey's

SALE PRICE: \$176,418

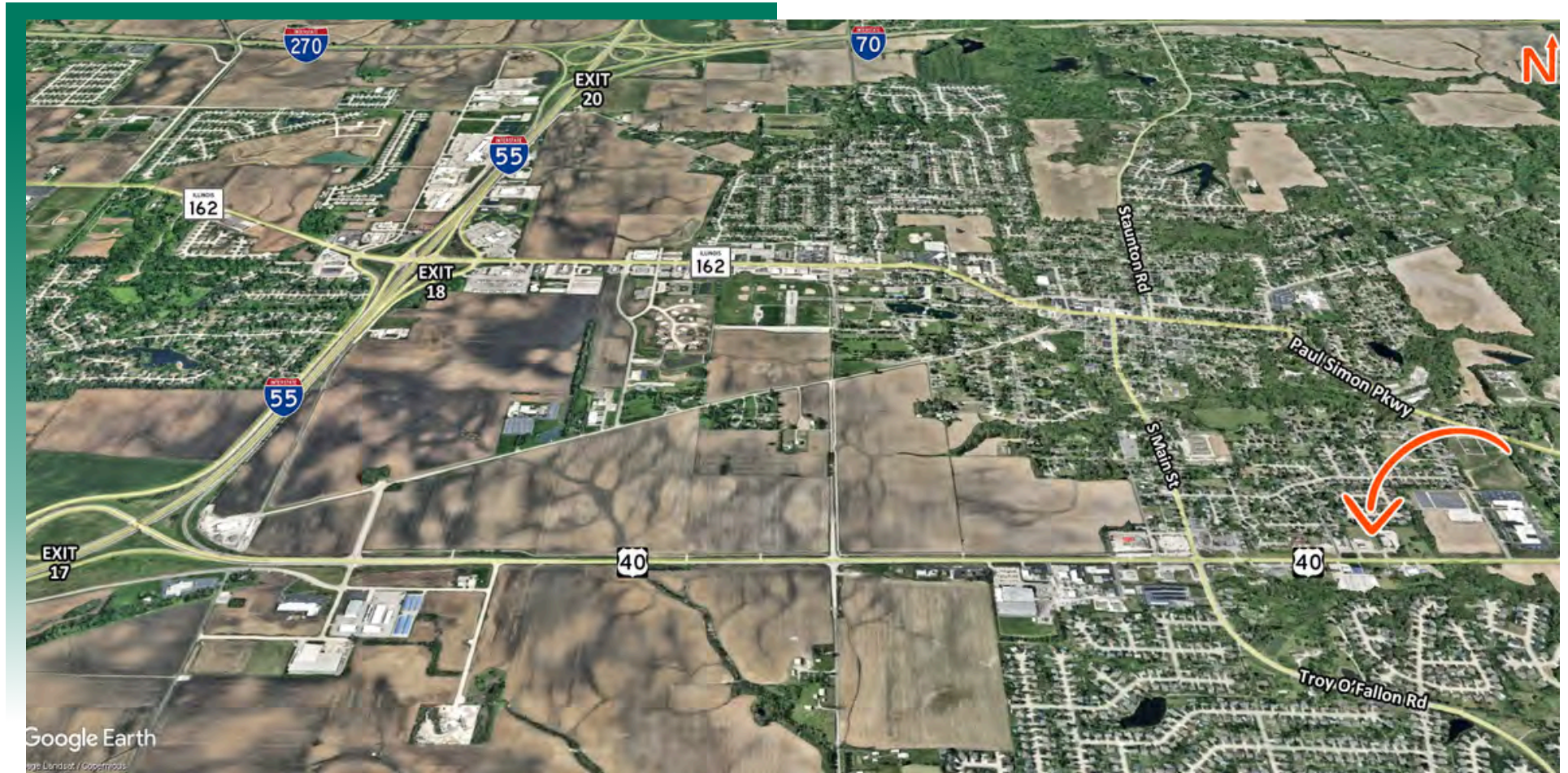
LOT 2 - 2.34 ACRES

- Located on East Hwy 40
- Zoned C-3 Hwy Commercial

SALE PRICE: \$305,790

AREA MAP

320 E US Hwy 40, Troy, IL



LOCATION OVERVIEW

Close to Triad High School and 2 miles from the Hwy 40 and I-55/interchange, Exit 17. And in close proximity to IL Route 162, I-70 and I-270



I-55/Hwy 40

EXIT

EXIT 17

2.0 MILES



I-55/IL 162

EXIT

EXIT 18

3.0 MILES



I-55/I-70/I-270

EXIT

EXIT 20

4.0 MILES

LAND PROPERTY SUMMARY

320 EAST HIGHWAY 40

LISTING # 530

LOCATION DETAILS:

Parcel #: 09-2-22-09-20-402-031/09-1-22-09-20-402-007.001
County: IL - Madison
Zoning: C-3 - Troy

PROPERTY OVERVIEW:

Lot Size: 3.69 Acres
Min Divisible Acres: 1.35
Max Contig Acres: 2.34
Frontage: Varies per Lot
Depth: 350
Land Status: Vacant
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

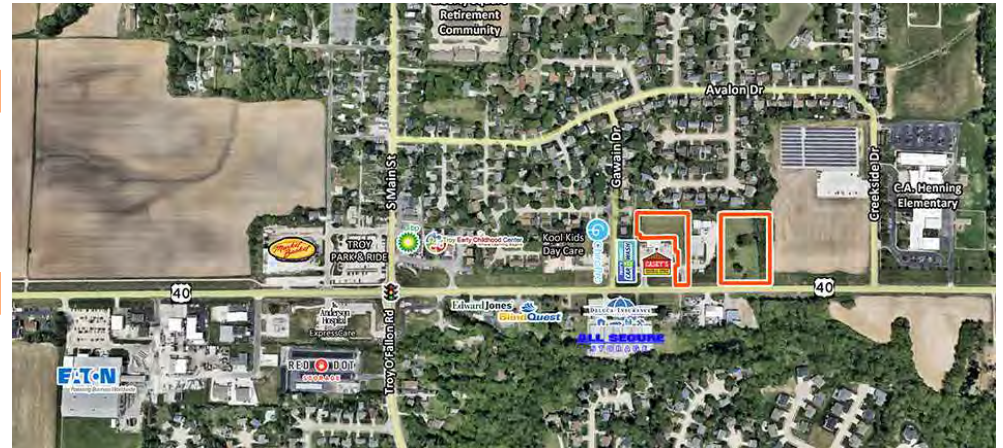
TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-55, I-70, I-270

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 7,350
Taxes: \$4,098.00
Tax Year: 2023



SALE INFORMATION:

Sale Price: \$482,208 / both parcels
\$/SF (Land): \$3.00

UTILITY INFO:

Water Provider: City of Troy
Water Location: On Site
Sewer Provider: City of Troy
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

Description: Two Commercial Lots for Sale. All utilities onsite.
Lot 1 - 1.35 Acre Commercial Development Site off of East Hwy 40 with an approved entrance next to Casey's. 91' of frontage.
Lot 2 - 2.34 Acre Commercial Development Site on East Hwy 40 in Troy zoned C-3 Hwy Commercial. 263' of frontage.

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