

FOR SALE > (2) COMMERCIAL DEVELOPMENT SITES

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



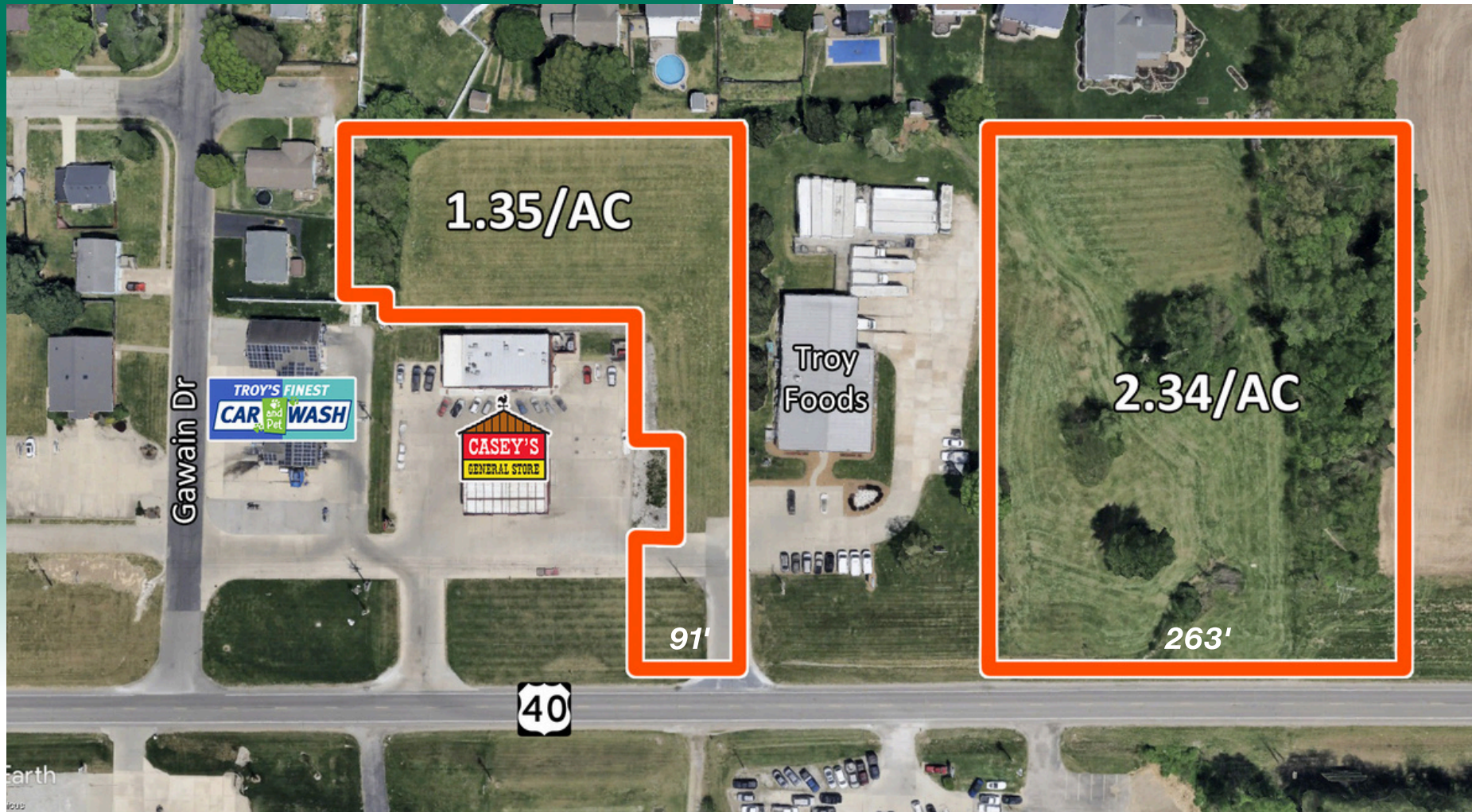
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LOT DETAILS

320 E US Hwy 40, Troy, IL



LOT 1 - 1.35 ACRES

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

SALE PRICE: \$161,717

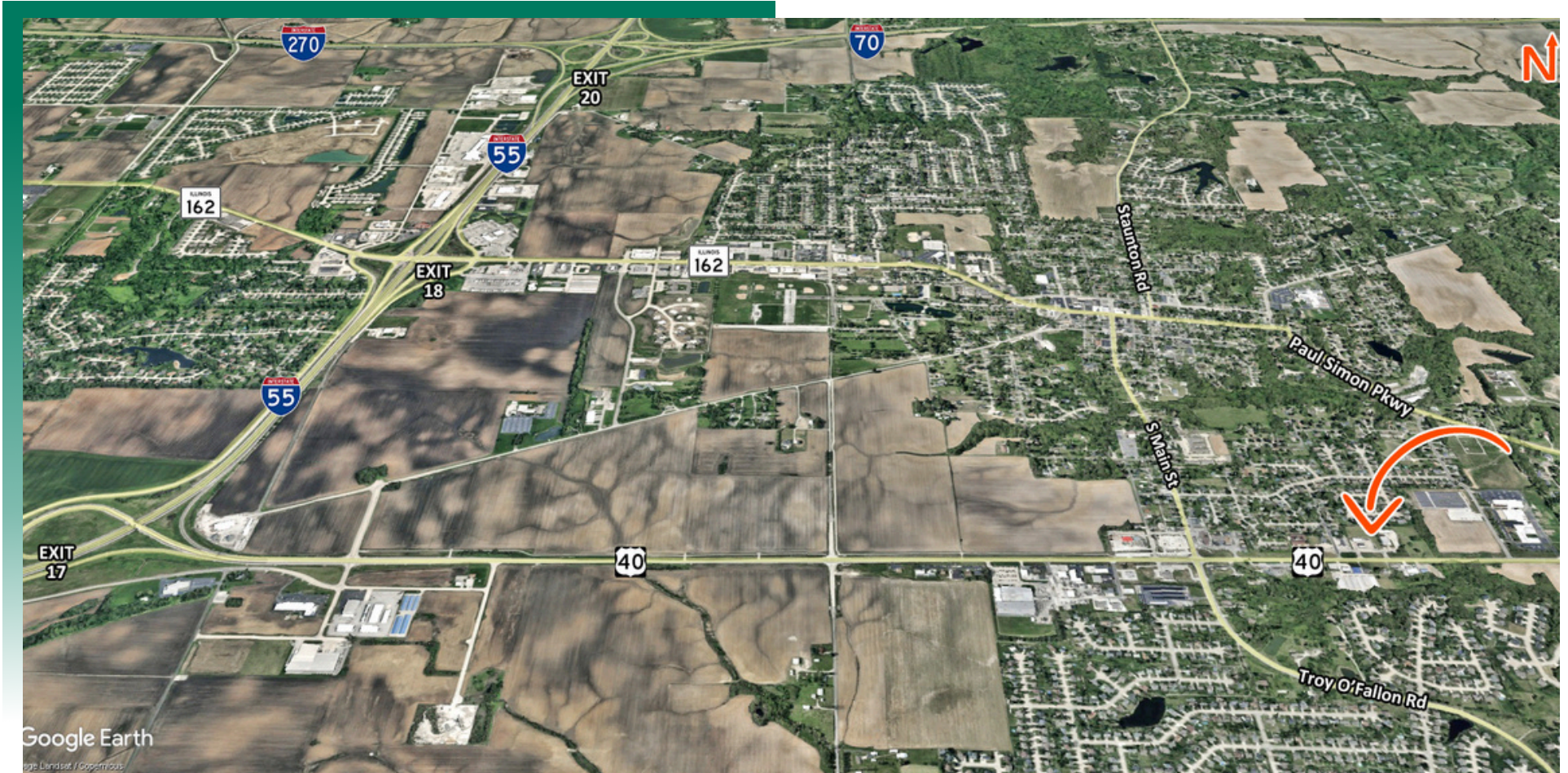
LOT 2 - 2.34 ACRES

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

SALE PRICE: \$280,308

AREA MAP

320 E US Hwy 40, Troy, IL



LOCATION OVERVIEW

The sites are situated along a high-traffic commercial corridor registering 7,350 vehicles per day, flanked by established traffic generators including Casey's General Store, Troy's Finest Car Wash, Kool Kids Day Care, and Troy Early Childhood Center. Anderson Hospital is within close proximity, supporting demand for medical-adjacent retail and professional services.

I-55/Hwy 40	I-55/IL 162	I-55/I-70/I-270
EXIT	EXIT	EXIT
EXIT 17	EXIT 18	EXIT 20
2.0 MILES	3.0 MILES	4.0 MILES

LAND PROPERTY SUMMARY

320 E HWY 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

TRANSPORTATION:

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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 7,350
Taxes: \$4,643.00
Tax Year: 2025



SALE INFORMATION:

Sale Price: \$442,025
\$/SF (Land): \$2.75

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:

Lot 1 – 1.35 Acres | \$161,717 | \$2.75/SF

A 1.35-acre pad site located just off East Highway 40 with an IDOT-approved entrance adjacent to Casey's General Store. With 91 feet of frontage and flat topography, this lot is well-suited for a drive-through restaurant, financial services, childcare facility, or other high-visibility service retail use. All municipal utilities – water, sewer, gas, and electric – are on-site via the City of Troy and Ameren Illinois.

Lot 2 – 2.34 Acres | \$280,308 | \$2.75/SF

A 2.34-acre highway-fronting site with 263 feet of direct U.S. Highway 40 frontage, zoned C-3 Highway Commercial by the City of Troy. The generous lot depth of 350 feet accommodates a wide range of building configurations. Ideal for retail, medical/dental office, automotive service, or multi-tenant commercial development. All utilities are on-site.

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