



FOR SALE 5.22 ACRES

Vaughn Road
(Route 111)
Wood River, IL
62095

5.22 Acres of land
located and
fronting Vaughn
Road/111.

Office/Retail
development.

All utilities
on/adjoining site.

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

Vaughn Rd (Route 111), Wood River, IL



LOCATION OVERVIEW

Located 1/4 mile from Interstate 255 exit and abuts 255 to the rear of the property. Office, retail and residential surrounding the property. St. Louis Regional Airport 1/4 miles to the East.

LAND PROPERTY SUMMARY

XXX VAUGHN ROAD (ROUTE 111)

LISTING # 3065

LOCATION DETAILS:

Parcel #: 19-2-08-23-00-000-040
County: IL - Madison
Zoning: Agricultural

PROPERTY OVERVIEW:

Lot Size: 5.22 Acres
Min Divisible Acres: 5.22
Max Contig Acres: 5.22
Frontage: 615
Depth: Varies
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: Frontage on 255 & Route 111
Airport Access: St. Louis Regional Airport .25 Miles

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 10,450 Vaughn Road/20,000 Interstate 255



SALE INFORMATION:

Sale Price: \$1,500,729
Price / Acre: \$287,496
\$/SF (Land): \$6.60

UTILITY INFO:

Water Provider: City of Wood River
Water Location: On/Adjoining Site
Sewer Provider: City of Wood River
Sewer Location: On/Adjoining Site
Gas Provider: Ameren
Gas Location: On/Adjoining Site
Electric Provider: Ameren
Electric Location: On/Adjoining Site

PROPERTY DESCRIPTION:

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