

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 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM

Matt Barriger

Broker Associate

Office: (618) 277-4400 (Ext. 17)

Cell: (618) 973-5507 mattb@barbermurphy.com

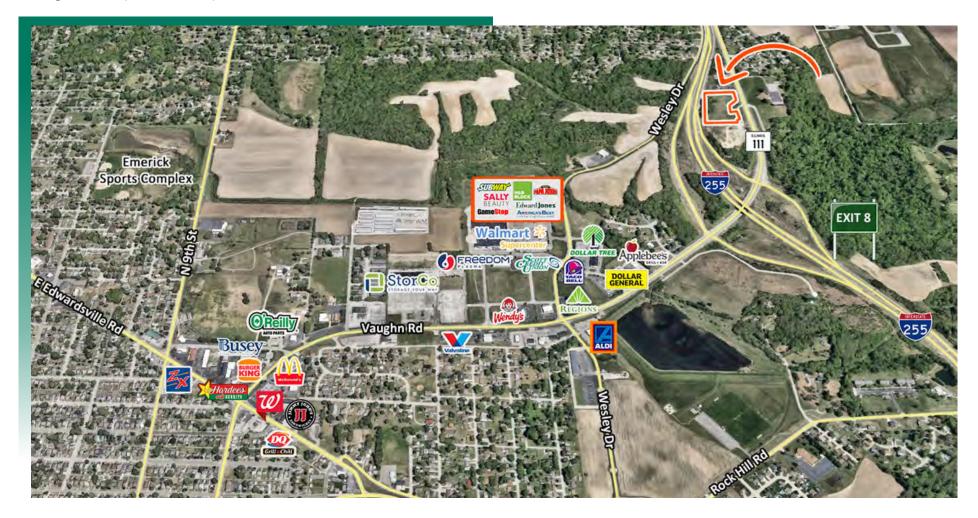






AREA MAP

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:5.22Max Contig Acres:5.22Frontage:615Depth:VariesTopography:FlatArcheological: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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C: (618) 973-5507
mattb@barbermurphy.com