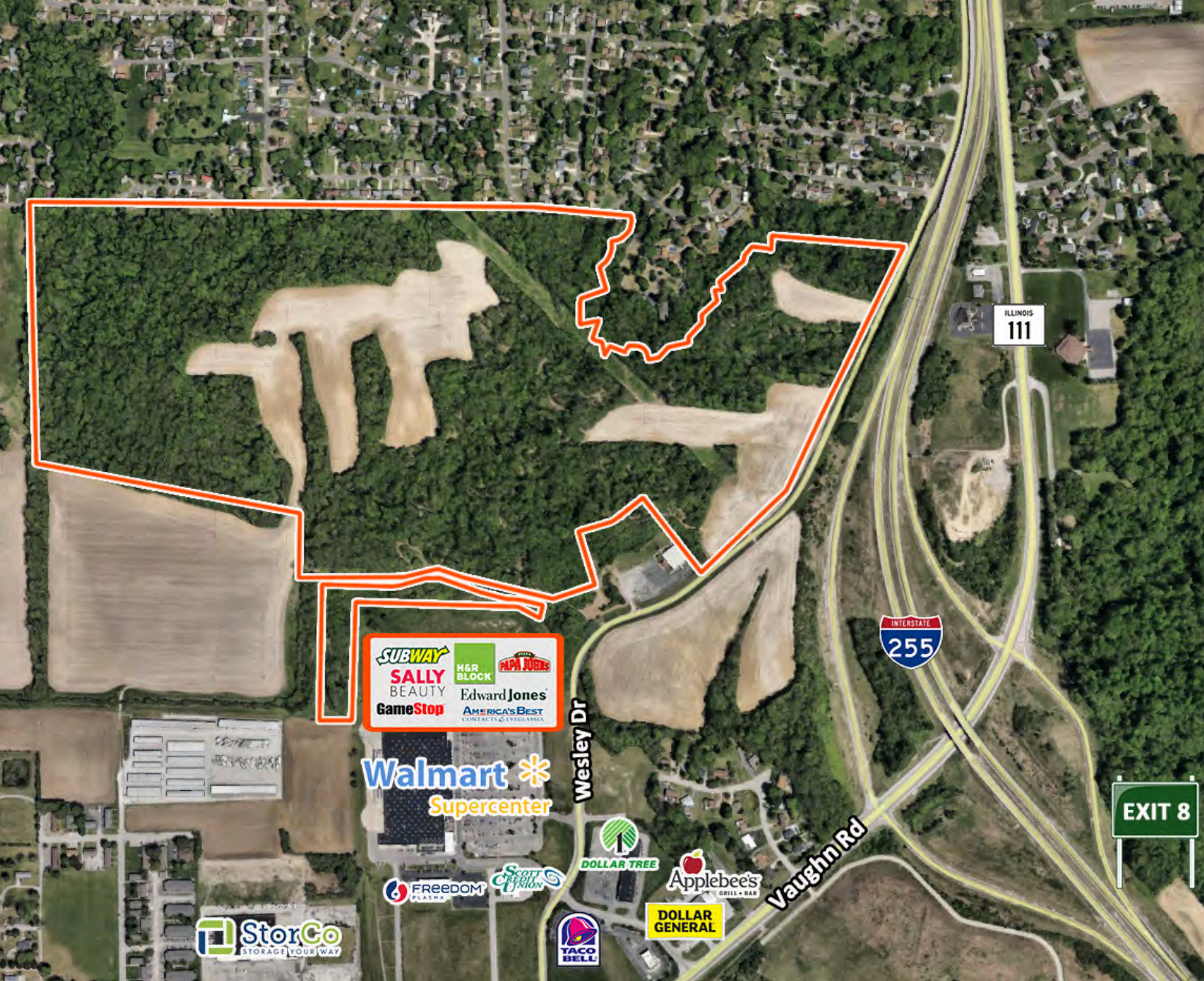


FOR SALE
166.8 ACRES

Sumner Lane
Wood River, IL
62095

166 acres of
development
ground, with over
2,700' of frontage
along Wesley
Drive and
Interstate 255
visibility.



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

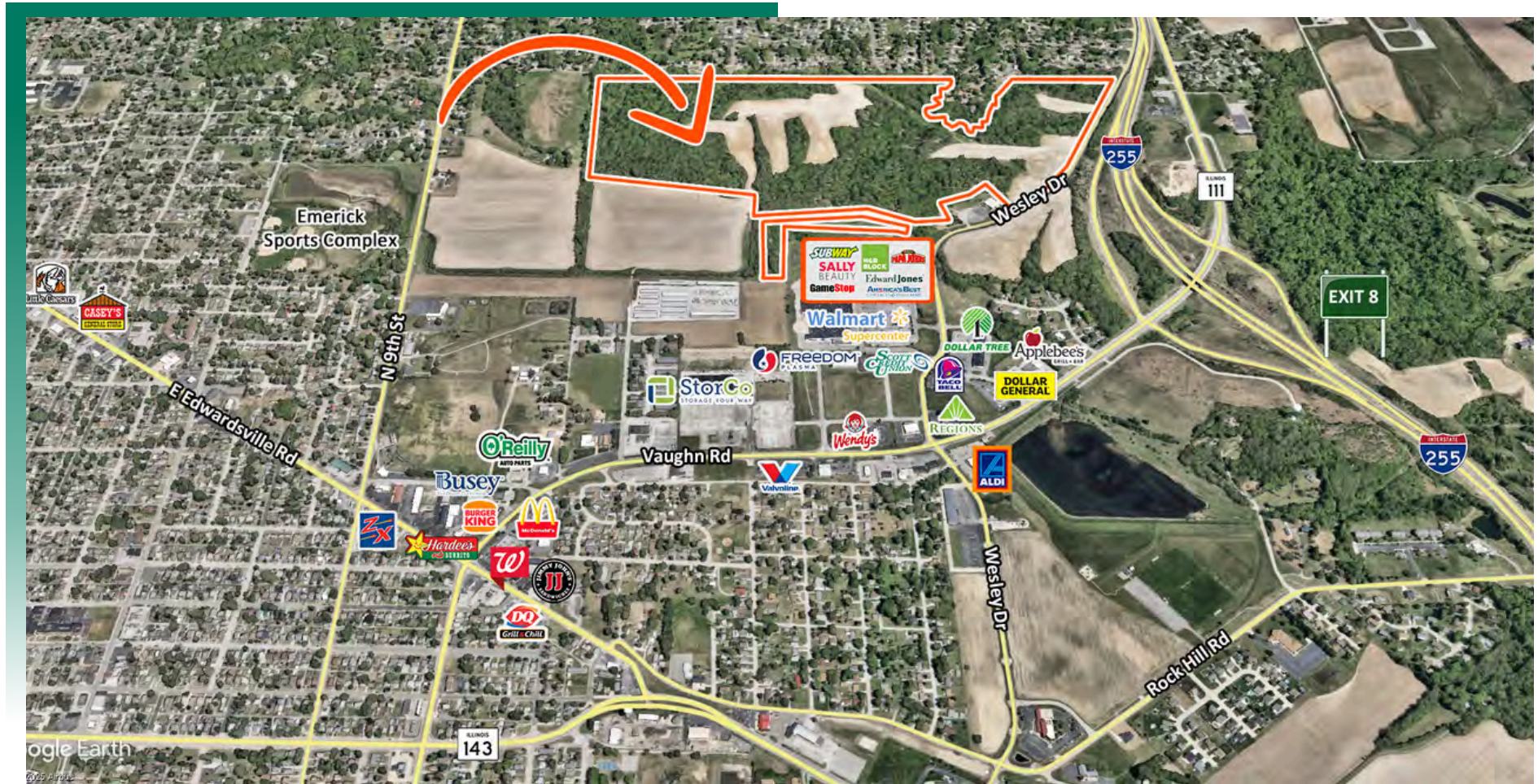
Matt Barriger
Broker Associate
Office: (618) 277-4400 (Ext. 17)
Cell: (618) 973-5507
mattb@barbermurphy.com



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

Sumner Ln., Wood River, IL



LOCATION OVERVIEW

Property located along Wesley Drive with Interstate 255 visibility. Abuts Wood River Plaza. Walmart Super Center, retail strip centers, QSR's, Dollar General.

ADDITIONAL ACREAGE AVAILABLE

Sumner Ln., Wood River, IL



ADDITIONAL 12 ACRES AVAILABLE ACROSS WESLEY DRIVE

LAND PROPERTY SUMMARY

XXX SUMNER LANE

LISTING # 3064

LOCATION DETAILS:

Parcel #: 19-1-08-23-00-000-001, 19-1-08-23-00-000-002 & 19-1-08-23-00-000-029 (DIV)
County: IL - Madison

PROPERTY OVERVIEW:

Lot Size: 166.80 Acres
Min Divisible Acres: 166.8
Max Contig Acres: 166.8
Frontage: 2,750' along Wesley Drive
Depth: Varies
Topography: Flat/Gentle Roll
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

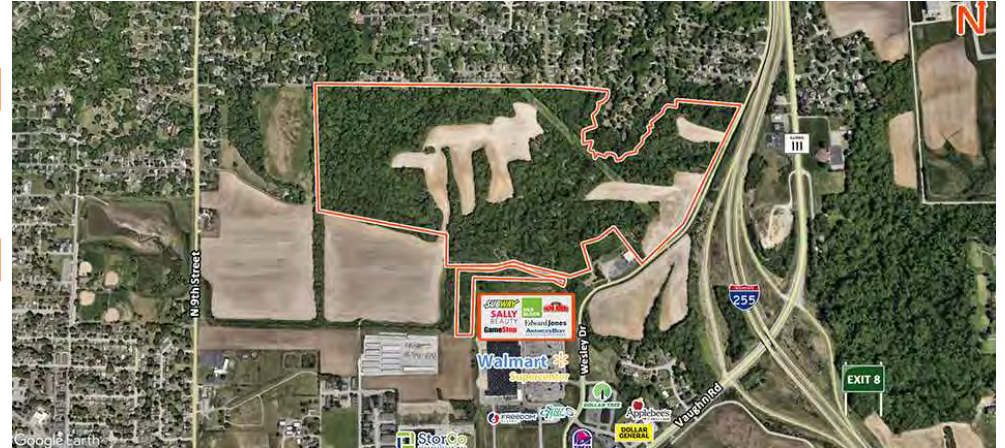
TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: 255 Visibility
Airport Access: St. Louis Regional Airport 1 mile

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 2,800 Wesley Drive/20,000 Interstate 255



SALE INFORMATION:

Sale Price: \$6,611,885
Price / Acre: \$39,640
\$/SF (Land): \$0.91

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:

166 acres of development ground, with over 2,700' of frontage along Wesley Drive and Interstate 255 visibility. Surrounded by residential, big box retail, general retail and office properties. Retail, residential, multi-family and light industrial possibilities. Additional 12 acres available across Wesley Drive.