



FOR SALE
12.0 ACRES

Sumner Lane
Wood River, IL
62095

12.0 acres of development ground, with over 1,500' of frontage along Wesley Drive and Interstate 255 visibility.

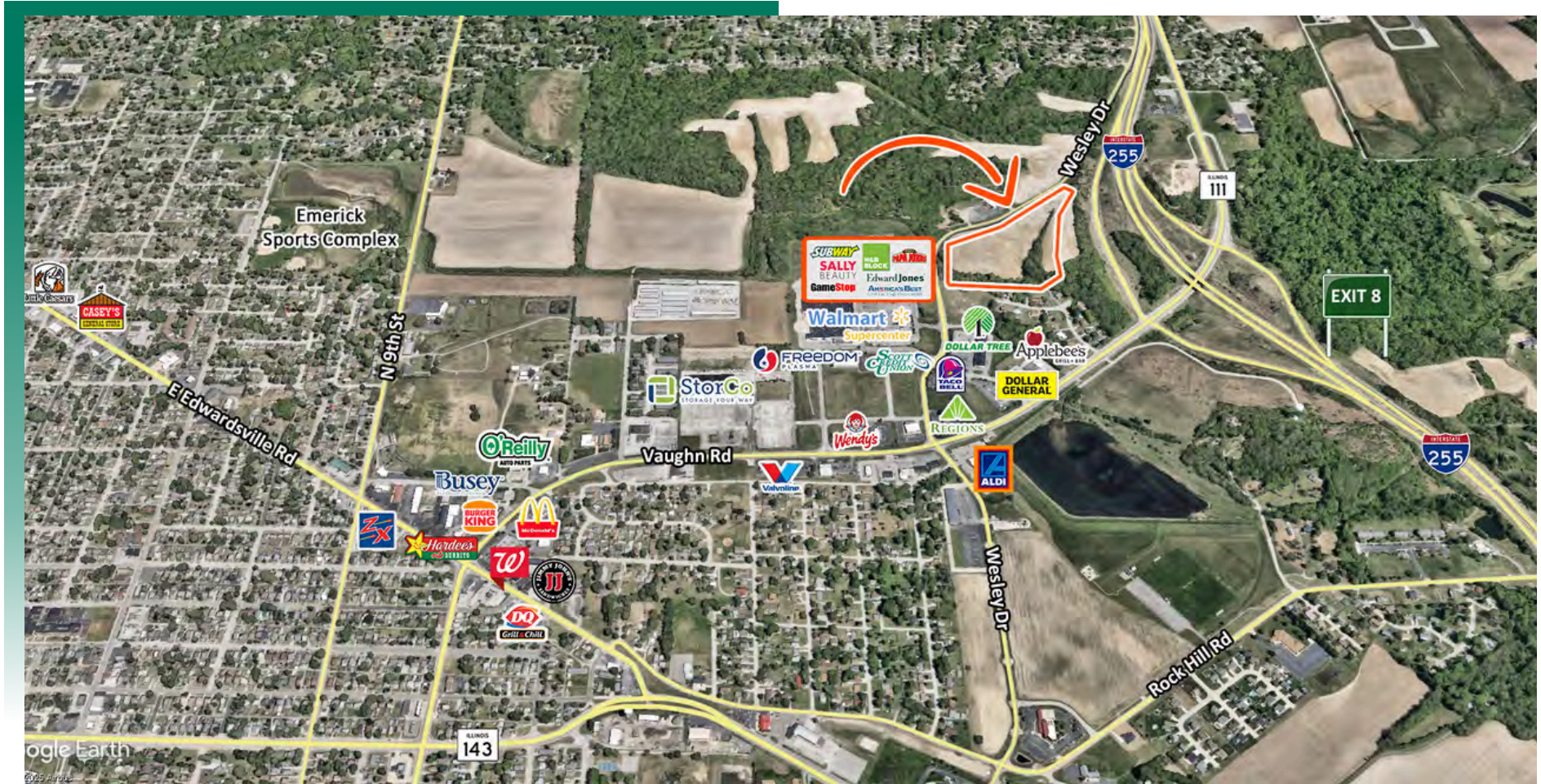
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

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



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 166 ACRES AVAILABLE ACROSS WESLEY DRIVE

LAND PROPERTY SUMMARY

XXX SUMNER LANE

LISTING # 3063

LOCATION DETAILS:

Parcel #: 19-1-08-23-00-000-029 (DIV)
County: IL - Madison
Zoning: Agricultural

PROPERTY OVERVIEW:

Lot Size: 12.0 Acres
Min Divisible Acres: 12
Max Contig Acres: 12
Frontage: 1,560' Wesley Drive
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: Fronts Interstate 255
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: \$475,675
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:

12 acres of development ground, with over 1,500' 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 166 acres available across Wesley Drive.



COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

MATT BARRIGER

Broker Associate
O: (618) 277-4400
C: (618) 973-5507
mattb@barbermurphy.com