

12 ACRE DEVELOPMENT SITE

2101 Formosa Dr., Troy, IL 62294



BARBERMURPHY

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PROPERTY SUMMARY

12 Acre Tract on I-55/70; Zoned C-3 Highway Commercial; Will Divide
Located in the NW quadrant of newly constructed I-55/70 & IL Route 162 single point exchange
Nearly 50,000 ADT on I-55/70
Population over 100,000 within a 15 minute drive

SALE PRICE: \$60,000 per Acre



	1 MILE	3 MILES	5 MILES
Population	3,649	37,017	101,523
HH Income	\$79,330	\$81,679	\$75,786



Listing No: 2434

Land

12.3 AC on I-55 at IL-162
2101 Formosa Rd
Troy, IL 62294

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre: \$60,000
Sale Price/SF:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

12+ AC for Sale in the NW Quadrant of the new Single-Point Interchange at IL-162 and I-55/70 in Troy, IL. Nearly 50,000 ADT on I-55/70. Site is adjacent to various restaurants and lodging. Priced from \$60,000/AC. Will Divide

Total Acres Available: 12.30

Min Divisible Acres: 1.00

LAND MEASUREMENTS:

Acres: 12.30
Frontage: 670 FT
Depth: 1,000 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-55/70
Rail:
Barge:
Airport:

PROPERTY INFORMATION:

Parcel No: 09-1-22-06-00-000-002/04-401-003
County: Madison
Zoning: C-3
Zoning By: City of Troy
Complex:

TIF: Yes
Enterprise Zone: No
Survey: Yes
Environmental: No
Archaeological: No
Property Tax: \$1,769.60
Tax Year: 2020
Traffic Count: 50,000
Topography: Flat

UTILITY INFORMATION

Water Provider:	City of Troy	Service:	Location:	On Site
Sewer Provider:	City of Troy	Service:	Location:	On Site
Gas Provider:	Ameren IL	Service:	Location:	On Site
Electric Provider:	Ameren IL	Service:	Location:	On Site
Telecom Provider:		Service:	Location:	

Listing Broker(s)

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