

79.8 ACRES OF LAND FOR SALE

Chain of Rocks Rd. Edwardsville, IL 62025



CONTACT BROKER FOR PRICING

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

Chain of Rocks Rd. Edwardsville, IL 62025



LOCATION OVERVIEW

- Currently zoned AG by Village of Glen Carbon
- Adjacent to the Gateway Commerce Center
- Great location for business that benefits from visibility
- Over 50,000 cars and nearly 10,000 trucks pass by per day on I-270
- Excellent frontage on I-270 with 50,000 ADT, accessible from either IL-111 or IL-157 on Chain of Rocks Rd



I-270



IL-111



I-255



IL-157

LAND PROPERTY SUMMARY

CHAIN OF ROCKS ROAD

LISTING # 3112

LOCATION DETAILS:

Parcel #: 14-1-15-31-00-000-001/001.001
County: IL - Madison
Zoning: Agricultural

PROPERTY OVERVIEW:

Lot Size: 79.80 Acres
Min Divisible Acres: 5
Max Contig Acres: 74
Frontage: 3200
Depth: 1000
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: I-270, I-255
Airport Access: St. Louis Lambert International

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 50000
Taxes: \$2,068.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: Contact Broker

UTILITY INFO:

Water Provider: Glen Carbon
Water Location: Available to Site
Sewer Provider: Mad Co SSA#1
Sewer Location: 1800' North
Gas Provider: Ameren
Gas Location: Available to Site
Electric Provider: Ameren
Electric Location: Site

PROPERTY DESCRIPTION:

Seller will subdivide, price to be quoted.



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