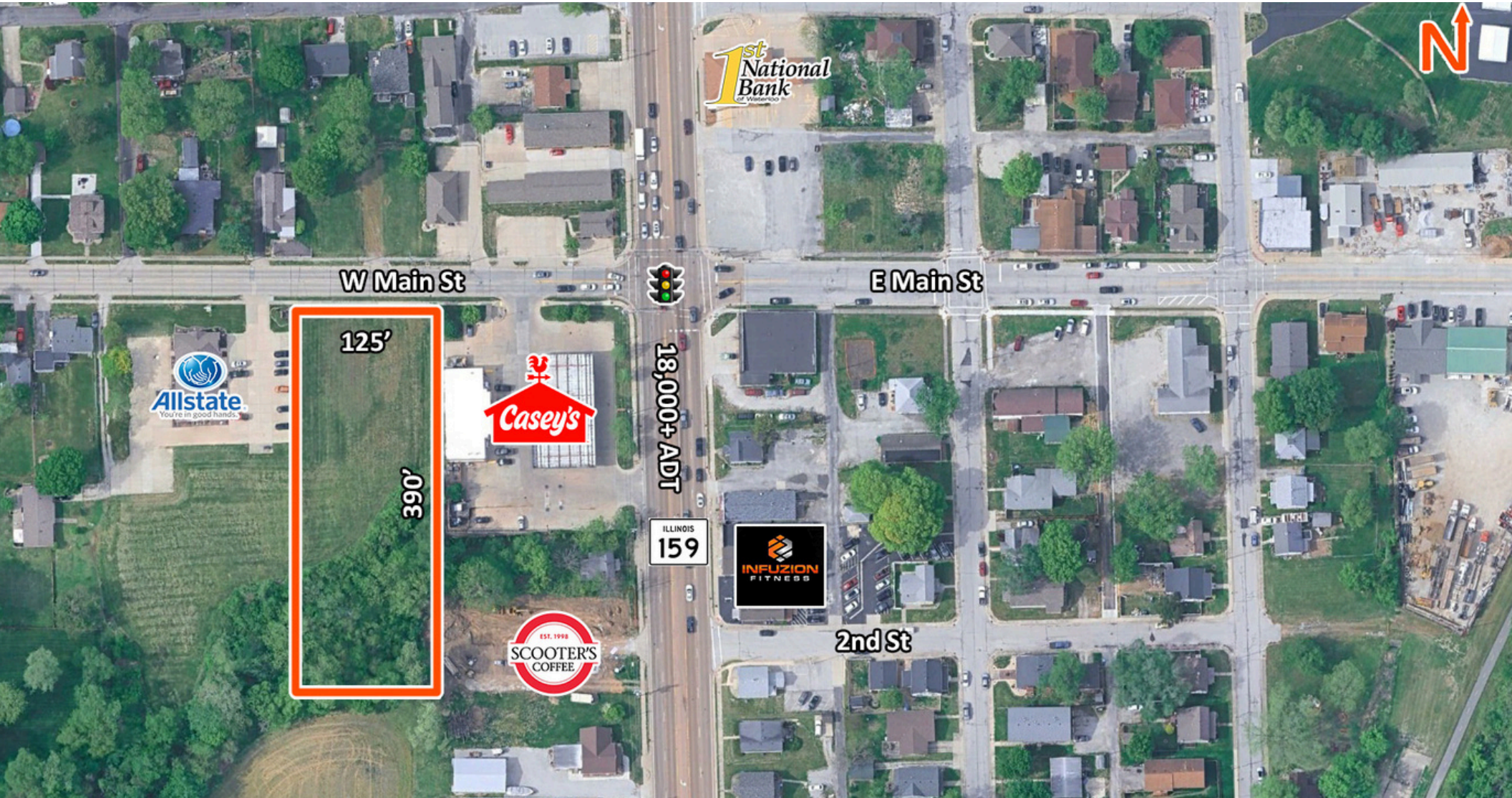


1.15 ACRE DEVELOPMENT SITE

6111 W Main St., Maryville, IL 62062



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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Designated Managing Broker
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AREA MAP

6111 W Main St., Maryville, IL



LOCATION OVERVIEW

3,400+ ADT on West Main St. and 18,000+ on IL-159 (Center St.) This site is adjacent to Casey's General Store at the corner of Main and Center St (IL 159).

LAND PROPERTY SUMMARY

6111 W MAIN ST., MARYVILLE, IL 62062

LISTING # 692

LOCATION DETAILS:

Parcel #: 13-1-21-11-14-301-034.001
County: IL - Madison
Zoning: B-1 - Village of Maryville

PROPERTY OVERVIEW:

Lot Size: 1.15 Acres
Min Divisible Acres: 1.15
Max Contig Acres: 1.15
Frontage: 125
Depth: 390
Topography: Low in Back
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-55/70

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 18,000
Taxes: \$902.00



SALE INFORMATION:

Sale Price: \$169,000
Price / Acre: \$146,957
\$/SF (Land): \$3.37

UTILITY INFO:

Water Provider: Village of Maryville
Water Location: On Site
Sewer Provider: Village of Maryville
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

1.15 Acre Site - Zoned B-1. Frontage may be expanded and additional ground can be negotiated. All utilities on site.