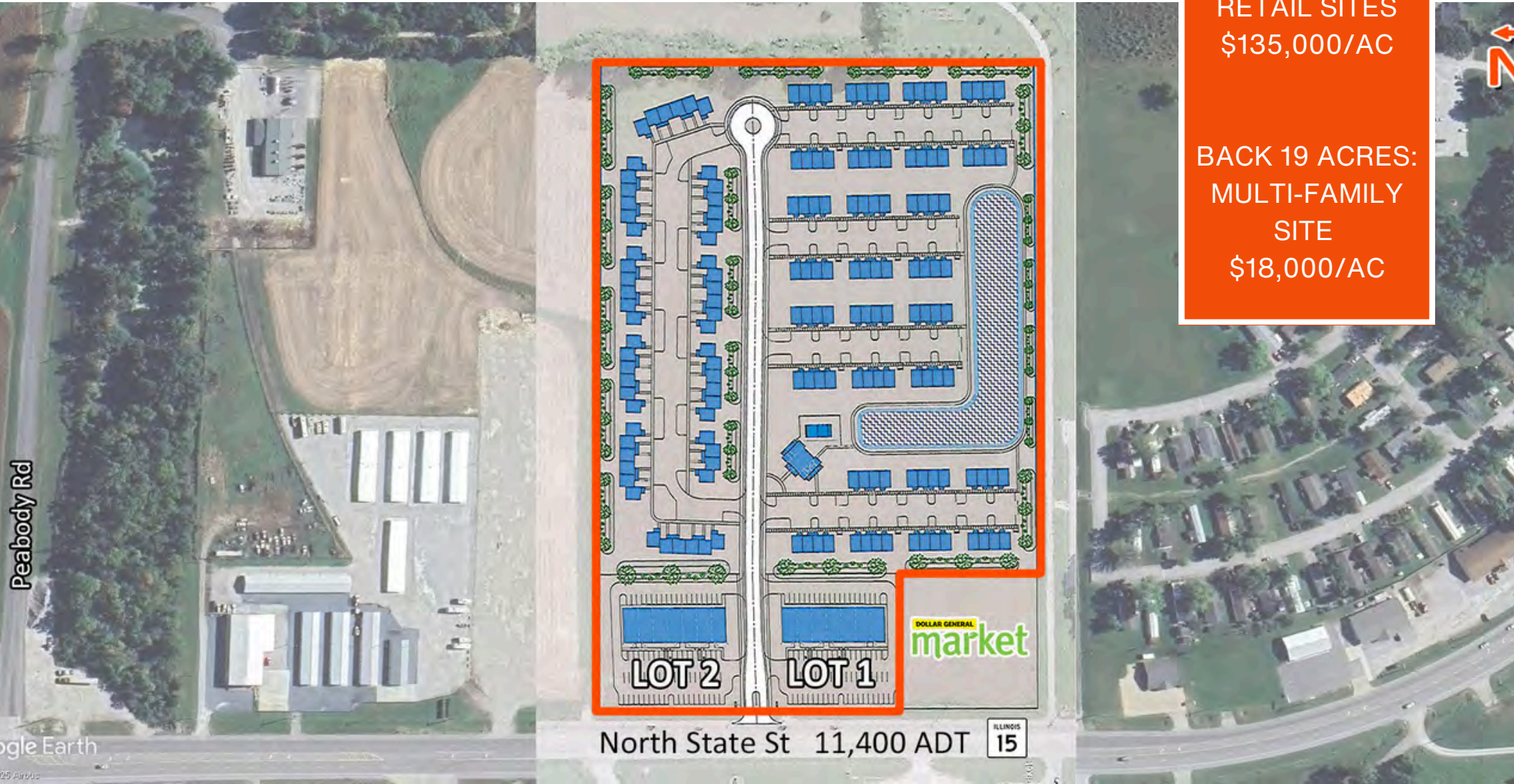


22.6 ACRE MULTI-FAMILY/RETAIL SITE

North State Street, Freeburg, IL 62243

LOTS 1 & 2:
RETAIL SITES
\$135,000/AC

BACK 19 ACRES:
MULTI-FAMILY
SITE
\$18,000/AC



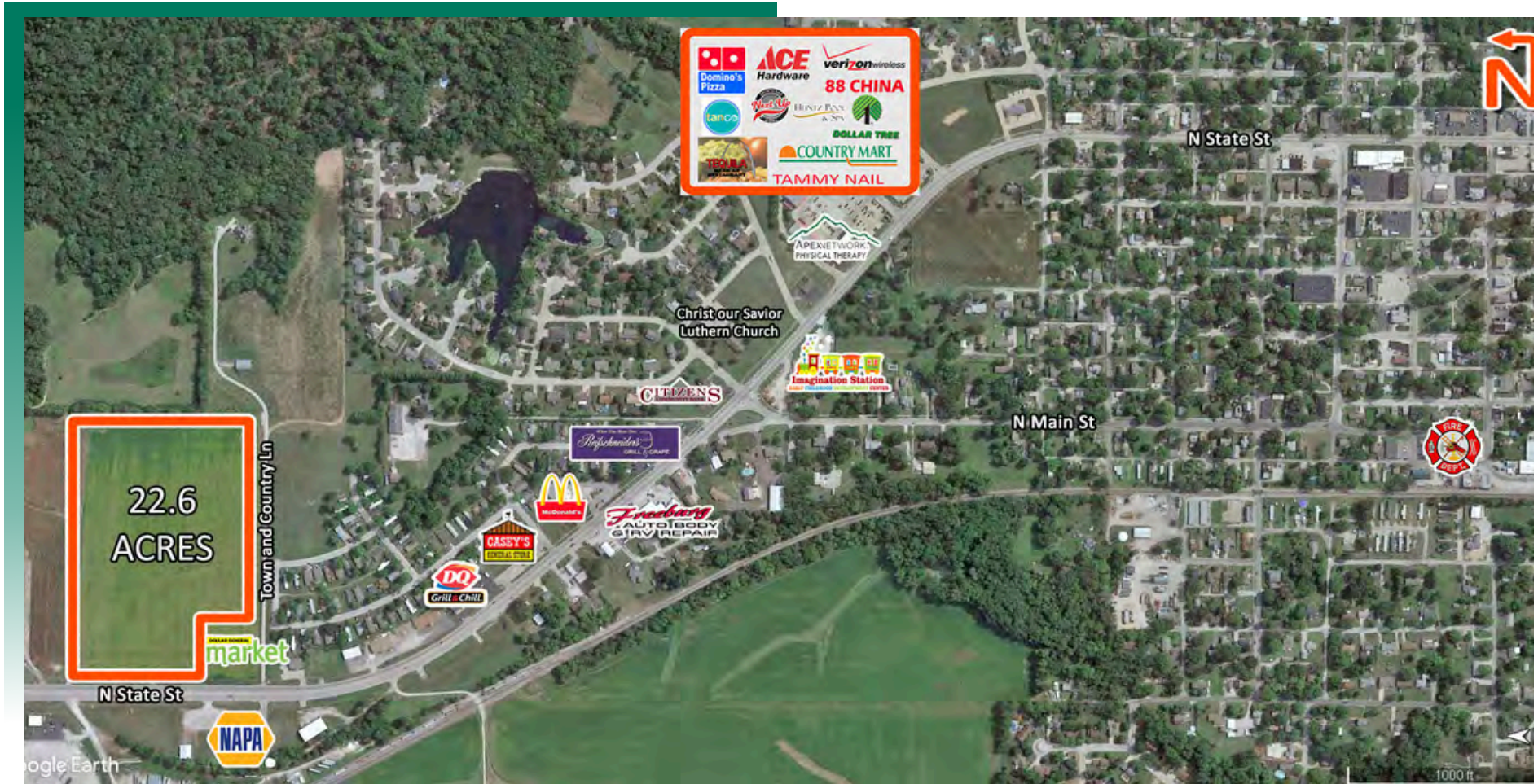
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
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tonys@barbermurphy.com



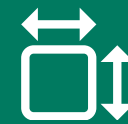
AREA MAP

North State St., Freeburg



LOCATION OVERVIEW

22.60 Acre Development Site; Previously approved for Multi-Family by the Village of Freeburg. Located adjacent to the New Dollar General Market. All Utilities at Site. Ideal location for Multi-Family, Hotel, Retail, or Office Site. Located on Route 15 with 550' of Frontage and 11,400 ADT.



FRONTAGE: 550'



11,400 ADT



LEVEL TOPOGRAPHY



UTILITIES ON SITE

LAND PROPERTY SUMMARY

NORTH STATE STREET ROUTE 15

LISTING # 700

LOCATION DETAILS:

Parcel #: 14-18.0-400-056/14-18.0-400-042
County: IL - St. Clair
Zoning: Agriculture - City of Freeburg

PROPERTY OVERVIEW:

Lot Size: 22.60 Acres
Min Divisible Acres: 3
Max Contig Acres: 22.6
Frontage: 550'
Depth: 1,258'
Land Status: Vacant
Topography: Level
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 11,400
Taxes: \$606.00
Tax Year: 2024



SALE INFORMATION:

Price / Acre: Front 3 Acres - \$135,000/AC
Back 19.6 - \$18,000/AC

UTILITY INFO:

Water Provider: City of Freeburg
Water Location: On Site
Sewer Provider: City of Freeburg
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

22.60 Acre Development Site; Previously approved for Multi-Family by the Village of Freeburg. Located next to the New Dollar General Market. All Utilities at Site



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