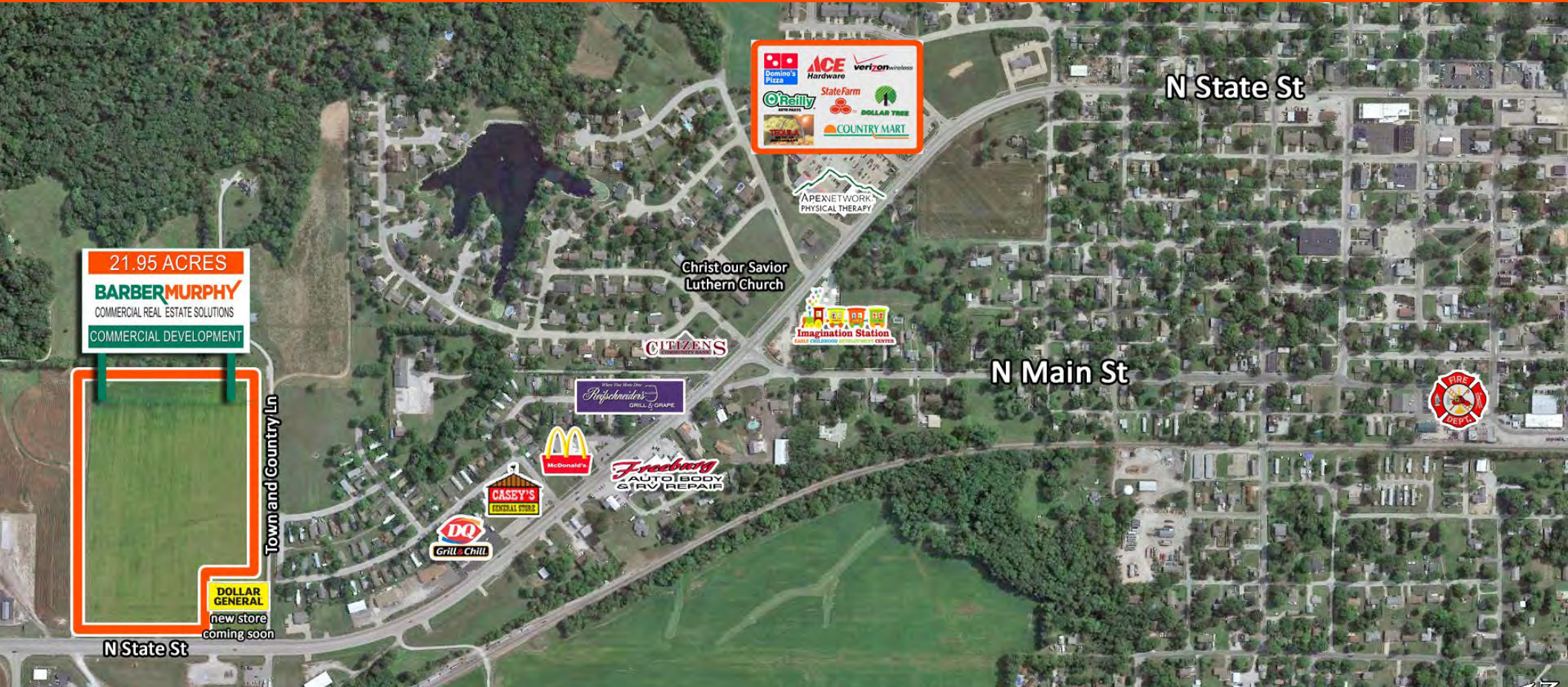


# 21.95 Acre Development Site

North State Street, Freeburg, IL, 62243



- 21.95 +/- Acre Development Site; Will Divide
- Ideal location for Hotel, Retail, or Office Site
- 550 of Frontage on Route 15 with 11,400 ADT
- All Utilities on Site

**REDUCED SALE PRICE:**  
Front 3 Acres \$405,000 (\$135,000/Acre)  
Back 19.97 Acres \$359,460 (\$18,000/Acre)

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Tony Smallmon  
C: 618.407.4240  
[TonyS@barbermurphy.com](mailto:TonyS@barbermurphy.com)



**Listing No:** 700.1

**Total Acres Available:** 21.95  
**Min Divisible Acres:** 3.00

**Land**

North State Street Route 15  
 Freeburg, IL 62243

**LAND MEASUREMENTS:**

**Acres:** 21.95  
**Frontage:** 550 FT  
**Depth:** 1,258 FT  
**Subdivide Site:** Yes

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$764,460  
**Sale Price/Acre:** \$34,740  
**Sale Price/SF:** \$1.05

**TRANSPORTATION :**

**Interstate:** I-255  
**Rail:** No  
**Barge:** No  
**Airport:** N/A

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

21.95 Acre Development Site, Will Divide. New Dollar General store being constructed on adjacent lot. Ideal location for Hotel, Retail, Residential or Office site. 550' of Frontage on IL Route 15 with 11,400 ADT. All Utilities are available.

Owner willing to consider dividing this property.  
 Front 3 acres \$405,000 (\$135,000 Acre)  
 Back 19.97 acres \$359,460 (\$18,000 Acre)

**PROPERTY INFORMATION:**

**Parcel No:** 14180400042 & 14180400045  
**County:** St. Clair  
**Zoning:** Agriculture  
**Zoning By:** City of Freeburg  
**Complex:**

**TIF:** No  
**Enterprise Zone:** No  
**Survey:** No  
**Environmental:** No  
**Archaeological:** No  
**Property Tax:** \$440.00  
**Tax Year:** 2020  
**Traffic Count:** 11,400  
**Topography:** Level

**UTILITY INFORMATION**

**Water Provider:** City of Freeburg  
**Sewer Provider:** City of Freeburg  
**Gas Provider:** Ameren IL  
**Electric Provider:** Ameren IL  
**Telecom Provider:**

**Service:** Location: On Site  
**Service:** Location: On Site  
**Service:** Location: On Site  
**Service:** Location: On Site  
**Service:** Location:

**Listing Broker(s)**

Tony Smallmon  
 Office: (618) 277-4400  
 tonys@barbermurphy.com  
 Cell: (618) 407-4240

