

0.66 ACRE COMMERCIAL DEVELOPMENT SITE FOR SALE

4501 State Route 159, Glen Carbon, IL 62234



SALE PRICE: \$500,000

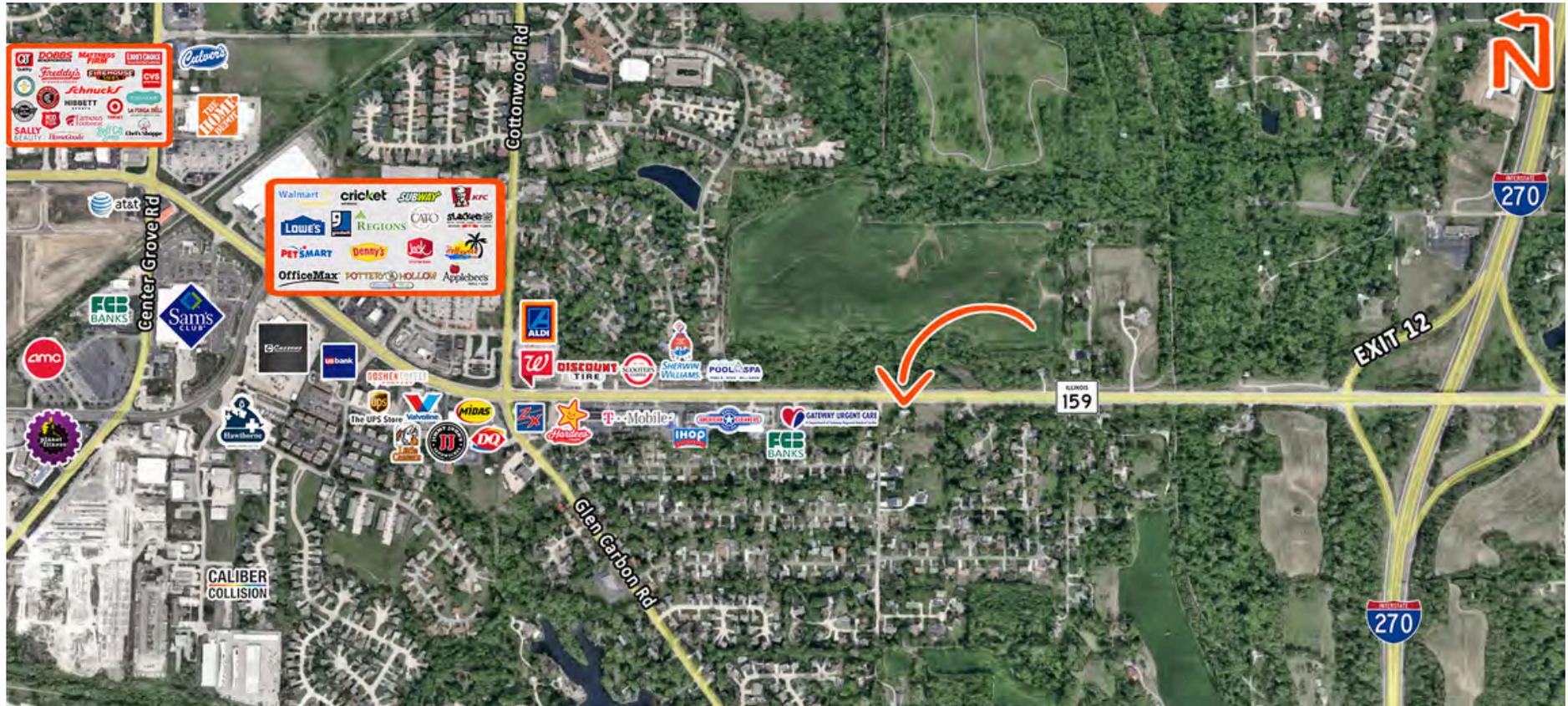
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AREA MAP

4501 State Route 159, Glen Carbon, IL 62234



LOCATION OVERVIEW

This location offers an exceptional opportunity along one of the Metro East's most heavily traveled commercial corridors. Situated in the heart of Glen Carbon, this property benefits from outstanding visibility and daily traffic counts exceeding 30,000 vehicles, making it an ideal site for retail, office, or service-based development.

The property is surrounded by strong commercial activity, including national retailers, restaurants, and professional offices, while also being just minutes from I-270, providing direct access to the greater St. Louis region. Its location in Glen Carbon—consistently ranked as one of the area's most desirable and fastest-growing communities—ensures a stable customer base supported by strong demographics, excellent schools, and steady residential growth.

With high visibility, easy accessibility, and a thriving business environment, this property presents a premier opportunity for investors, developers, or owner-users seeking a strong position in the Metro East market.

ADDITIONAL LAND

S State Route 159, Glen Carbon, IL 62234



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- Additional 1.31-acre lot available directly to the South
- Opportunity to assemble for a total of 1.97 acres
- Located in premier Glen Carbon, IL – one of the market's most desirable municipalities
- Zoned RS-10

SALE PRICE: \$650,000



LAND PROPERTY SUMMARY

S STATE ROUTE 159

LISTING # 3189

LOCATION DETAILS:

Parcel #: 14-1-15-26-03-301-040/040.001
County: IL - Madison
Zoning: RS-10

PROPERTY OVERVIEW:

Lot Size: 1.31 Acres
Min Divisible Acres: 1.31
Max Contig Acres: 1.31
Frontage: 270
Depth: 215
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

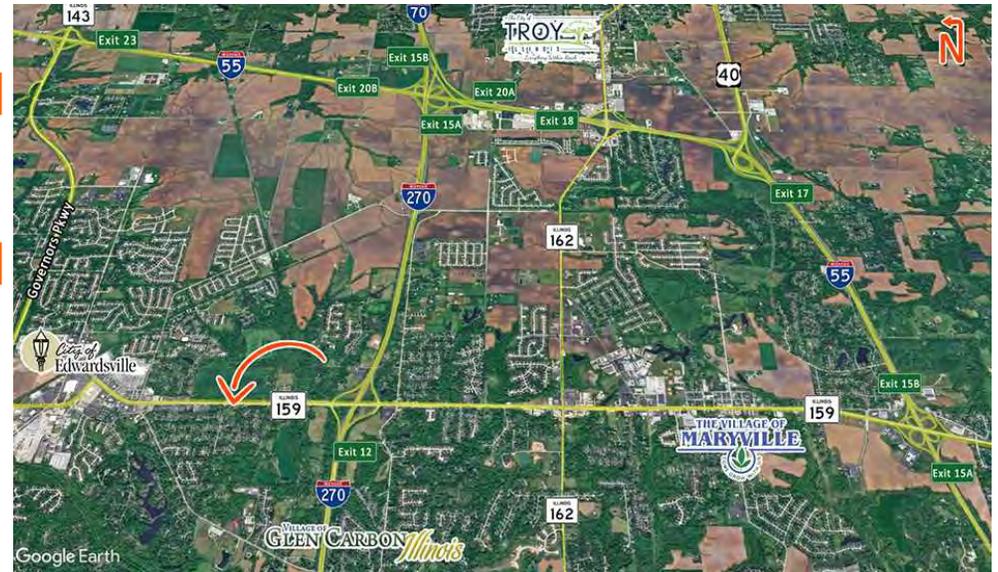
TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-270

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 26700
Taxes: \$1,515.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$650,000
\$/SF (Land): \$11.48

UTILITY INFO:

Water Provider: City
Water Location: Site
Sewer Provider: City
Sewer Location: Site
Gas Provider: Ameren
Gas Location: Site
Electric Provider: Ameren
Electric Location: Site

PROPERTY DESCRIPTION:

2 lots in prime retail corridor on IL-159, just south of Wal Mart in Glen Carbon IL.