

FOR SALE: 0.66 ACRE COMMERCIAL DEVELOPMENT SITE

4501 State Route 159, Glen Carbon, IL 62234



REDUCED SALE PRICE: \$449,000

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

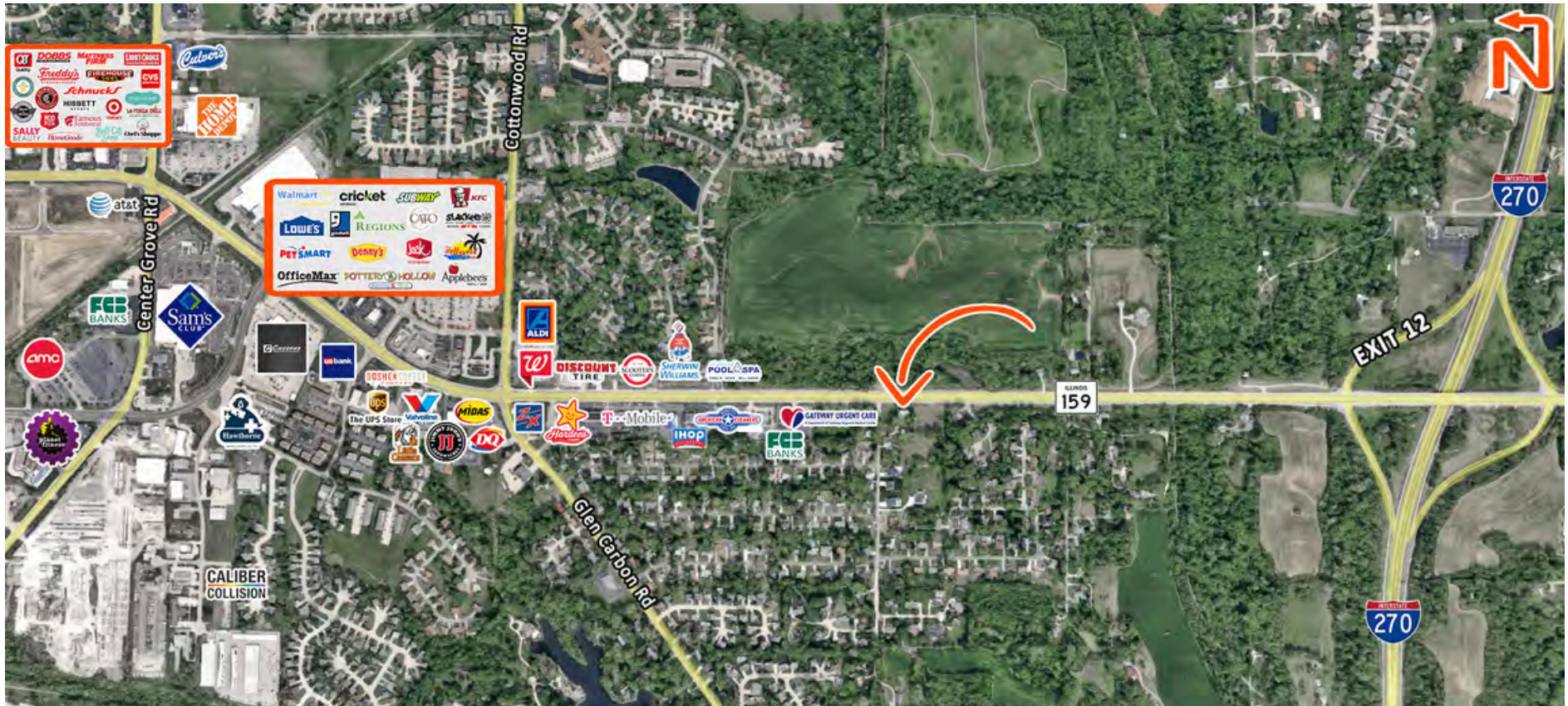
Carter Marteeny - CCIM
Broker Associate
Office: (618) 277-4400 (Ext. 41)
Cell: (618) 304-3917
carterm@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

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



S State Route 159, Glen Carbon, IL 62234

- 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

4501 STATE ROUTE 159

LISTING # 3142

LOCATION DETAILS:

Parcel #: 14-1-15-26-03-301-039
County: IL - Madison
Zoning: CG - General Commercial

PROPERTY OVERVIEW:

Lot Size: 0.66 Acres
Max Contig Acres: 0.66
Frontage: 200 ft
Depth: 210 ft
Topography: Gently Sloping
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

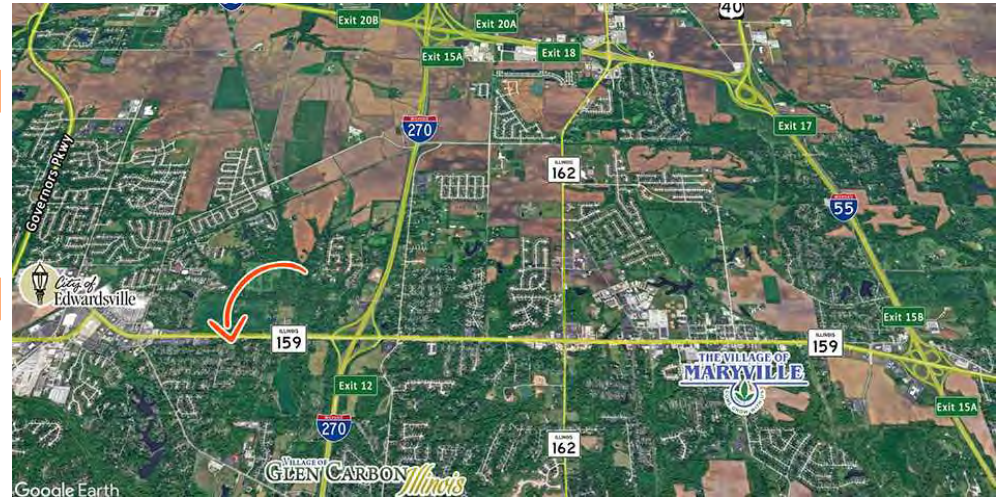
TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-270

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 26,700
Taxes: \$1,667.40
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$449,000
\$/SF (Land): \$15.62

UTILITY INFO:

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

PROPERTY DESCRIPTION:

0.66 Acre site in premier location in Glen Carbon IL - one of the market's most desirable municipalities. The site is zoned General Commercial and currently houses a 1,008 square foot single family home.

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

CARTER MARTEENY, CCIM

Broker Associate
O: (618) 277-4400
C: (618) 304-3917
carterm@barbermurphy.com