



1.23 ACRE OUTLOT - EDWARDSVILLE CROSSING

100 Edwardsville Crossing, Edwardsville, IL 62025

BARBERMURPHY
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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

100 Edwardsville Crossing Dr., Edwardsville, IL



1 - Cottonwood Plaza

2 - Edwardsville Market Place

3 - Edwardsville Crossing

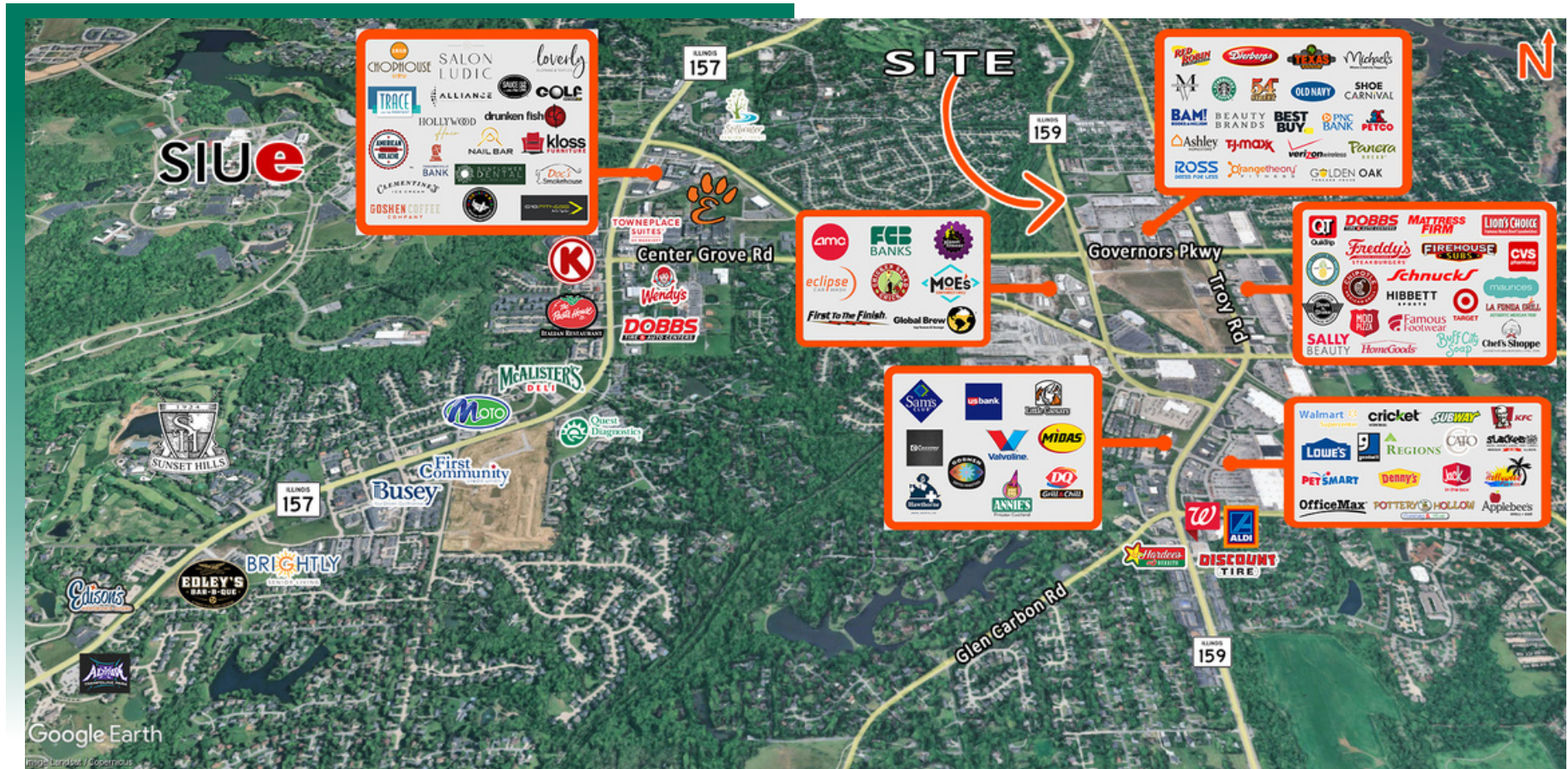
4 - Plum Street Businesses

5 - IL Route 159 Businesses

- 1.23 Acre Out Lot
- All utilities are on site
- Easy access to new Route 159, Troy Road and Governors' Parkway with 4 traffic signals serving the Shopping Center

AREA OVERVIEW

100 Edwardsville Crossing Dr., Edwardsville, IL



The site is located on the outlot of Edwardsville Crossing Shopping Center, a well-established shopping center anchored by a full-service Dierbergs supermarket and a mix of national retailers.

Situated in Edwardsville's retail district, a vibrant, rapidly growing commercial hub that serves as the primary shopping destination for Madison County and the Metro East region. Centered along Illinois Route 159 and Governors' Parkway, the district features a balanced mix of national retailers, local boutiques, restaurants, and service providers.

LAND PROPERTY SUMMARY

100 EDWARDSVILLE CROSSING DR

LISTING # 3150

LOCATION DETAILS:

Parcel #: 14-2-15-14-04-401-009
County: IL - Madison
Zoning: B-2

PROPERTY OVERVIEW:

Lot Size: 1.23 Acres
Min Divisible Acres: 1.23
Max Contig Acres: 1.23
Frontage: 255
Depth: IRR
Land Status: Vacant
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-55 & I-270
Airport Access: No

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 10,300
Taxes: \$129.00
Tax Year: 2025



SALE INFORMATION:

Sale Price: \$1,500,206
Price / Acre: \$1,219,680
\$/SF (Land): \$28.00

UTILITY INFO:

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

PROPERTY DESCRIPTION:

For Sale 1.23 Acre Out Lot. All utilities are on site. Easy access to new Route 159, Troy Road and Governors' Parkway with 4 traffic signals serving the Shopping Center. This Shopping Center is anchored by several large retailers, including Dierbergs, Michaels, TJ Maxx, Petco, Old Navy, Ashley Furniture, Books-A-Million, Ross Dress for Less, Carters, Kirkland's, Men's Wearhouse and Best Buy. Subject to Plaza Exclusives & Reciprocal Easement Agreement.



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