

2.0 ACRE DEVELOPMENT SITE

9521 Rieder Rd., Lebanon, IL 62254



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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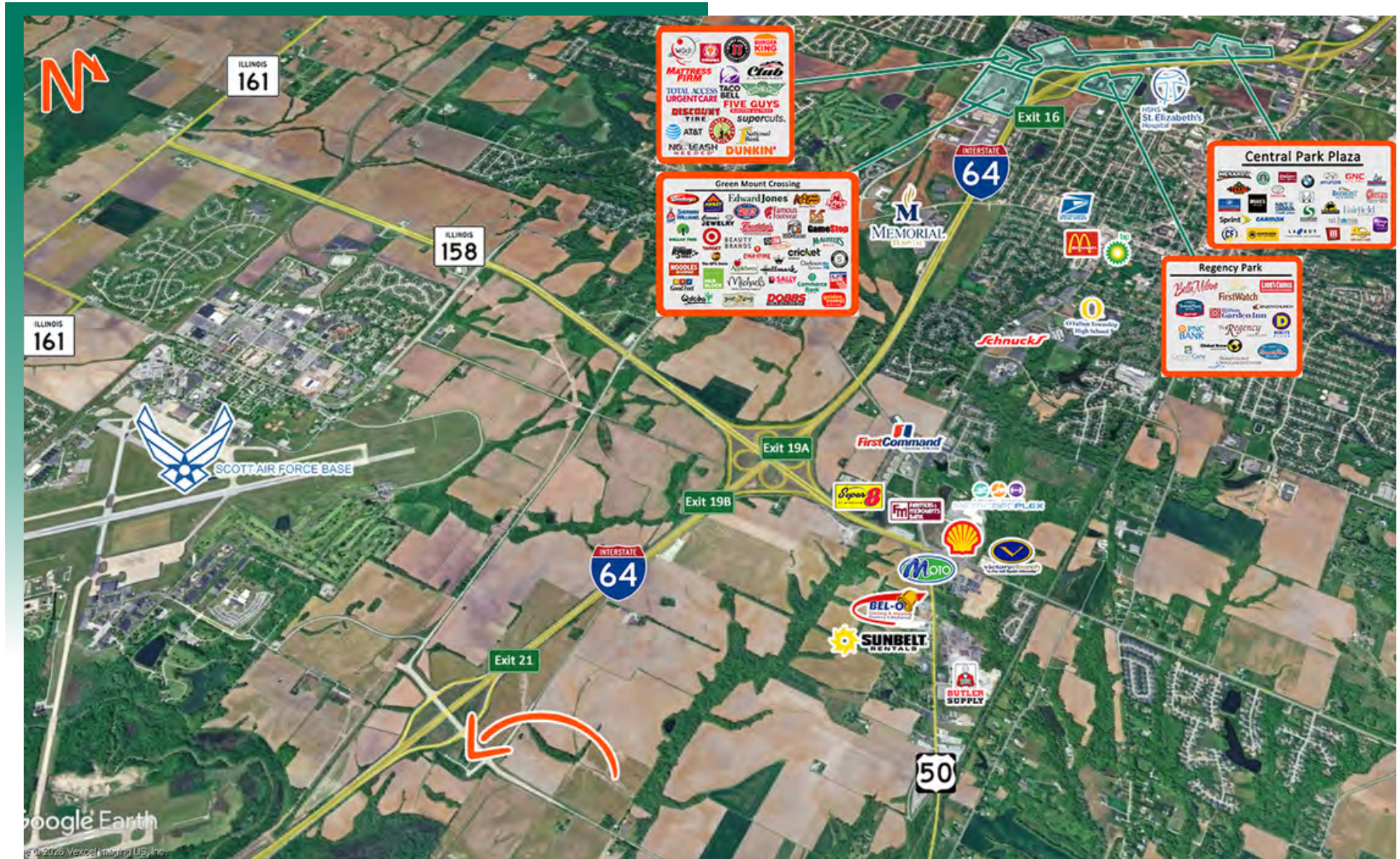
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

9521 Rieder Rd., Lebanon, IL 62254



LOCATION OVERVIEW

Close proximity to I-64 access. Ideal gas station, hotel, restaurant location.

LAND PROPERTY SUMMARY

9521 RIEDER RD

LISTING # 3183

LOCATION DETAILS:

Parcel #: 09-02.0-100-012
County: IL - St. Clair
Zoning: Agricultural

PROPERTY OVERVIEW:

Lot Size: 2.0 Acres
Min Divisible Acres: 2
Max Contig Acres: 2
Frontage: 290
Depth: Varies
Topography: Level
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-64
Airport Access: Mid America

DEMOGRAPHICS:

Traffic Count: 41,900 (I-64)



SALE INFORMATION:

REDUCED Sale Price: \$399,000
Price / Acre: \$224,500
\$/SF (Land): \$5.15

UTILITY INFO:

Water Provider: O'Fallon
Water Location: On Site
Sewer Provider: Septic
Gas Provider: Propane
Electric Provider: Ameren
Electric Location: On Site

PROPERTY DESCRIPTION:

2 acres on the N.E quadrant of I-64 and Rieder Rd. Excellent interstate access. Electric and Water at site. Excellent interstate location and visibility

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