

1.31 ACRE DEVELOPMENT SITE FOR SALE

S State Route 159, Glen Carbon, IL 62034



SALE PRICE: \$650,000

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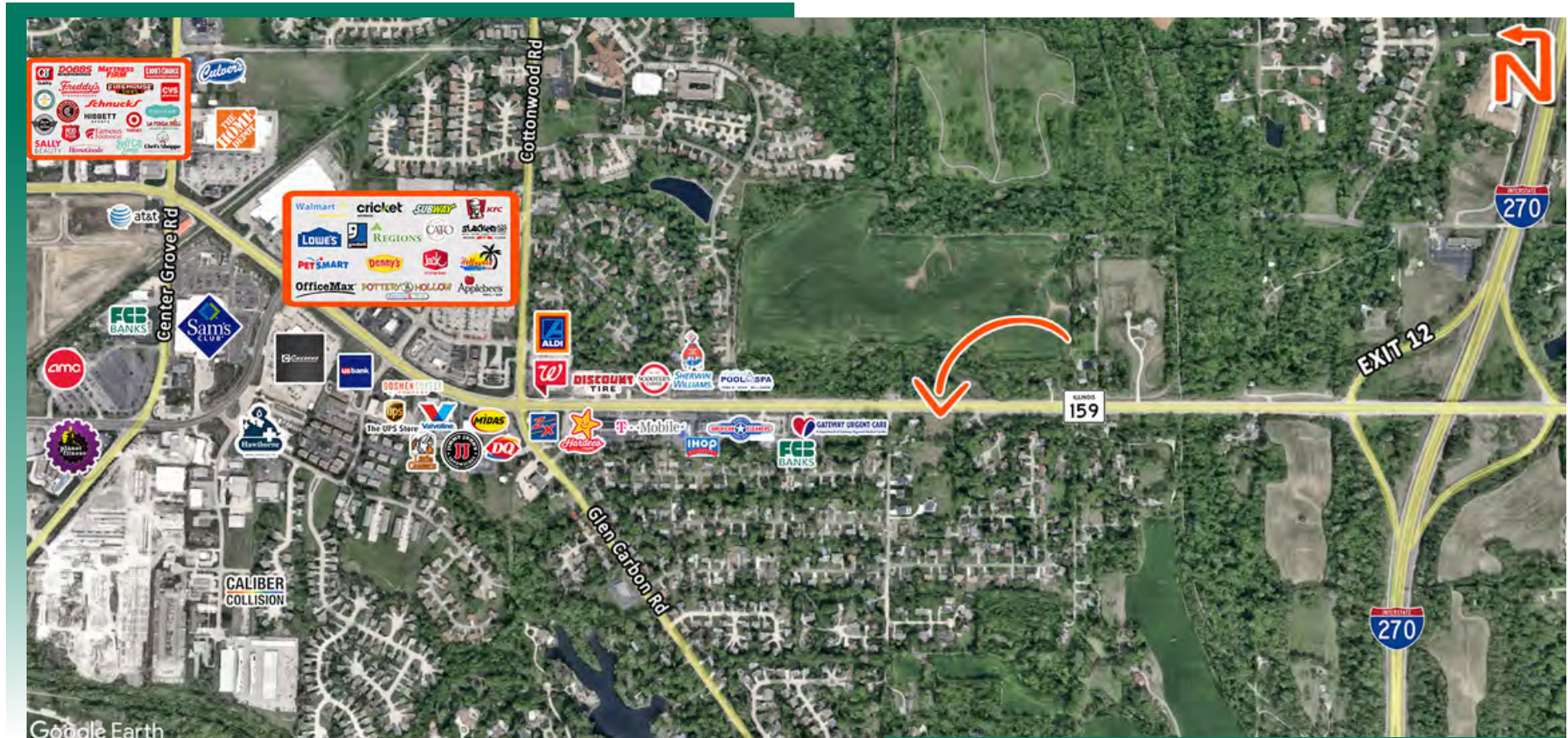
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

S State Route 159, Glen Carbon, IL 62034



LOCATION OVERVIEW

Less than 1 mile from I-270 on the west side of IL-159, Glen Carbon's major retail thoroughfare.



Frontage: 270'
Depth: 215'



Topography:
Flat



Zoning:
RS-10



I-270



Exit 12



26,700 ADT

ADDITIONAL LAND

4501 State Route 159, Glen Carbon, IL 62234



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- Additional 0.66-acre lot available directly to the North
- 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 General Commercial
- Currently houses a 1,008 SF single-family home
- Excellent opportunity for redevelopment or expanded commercial use

REDUCED SALE PRICE: \$449,000



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:

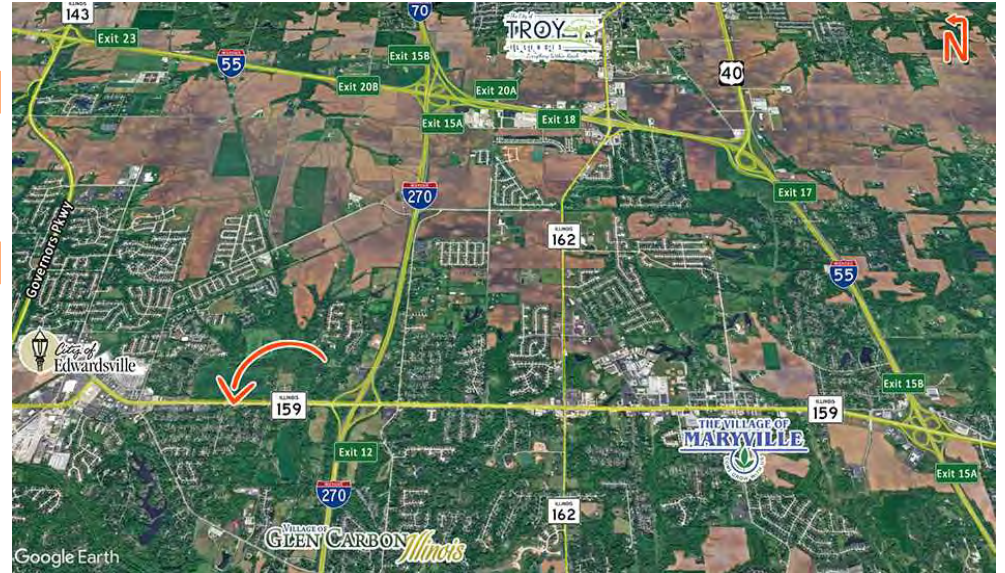
TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

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.