

PAD-READY INDUSTRIAL LOTS FOR SALE

8003-8016 Builders Ct., Edwardsville, IL 62025



BARBERMURPHY
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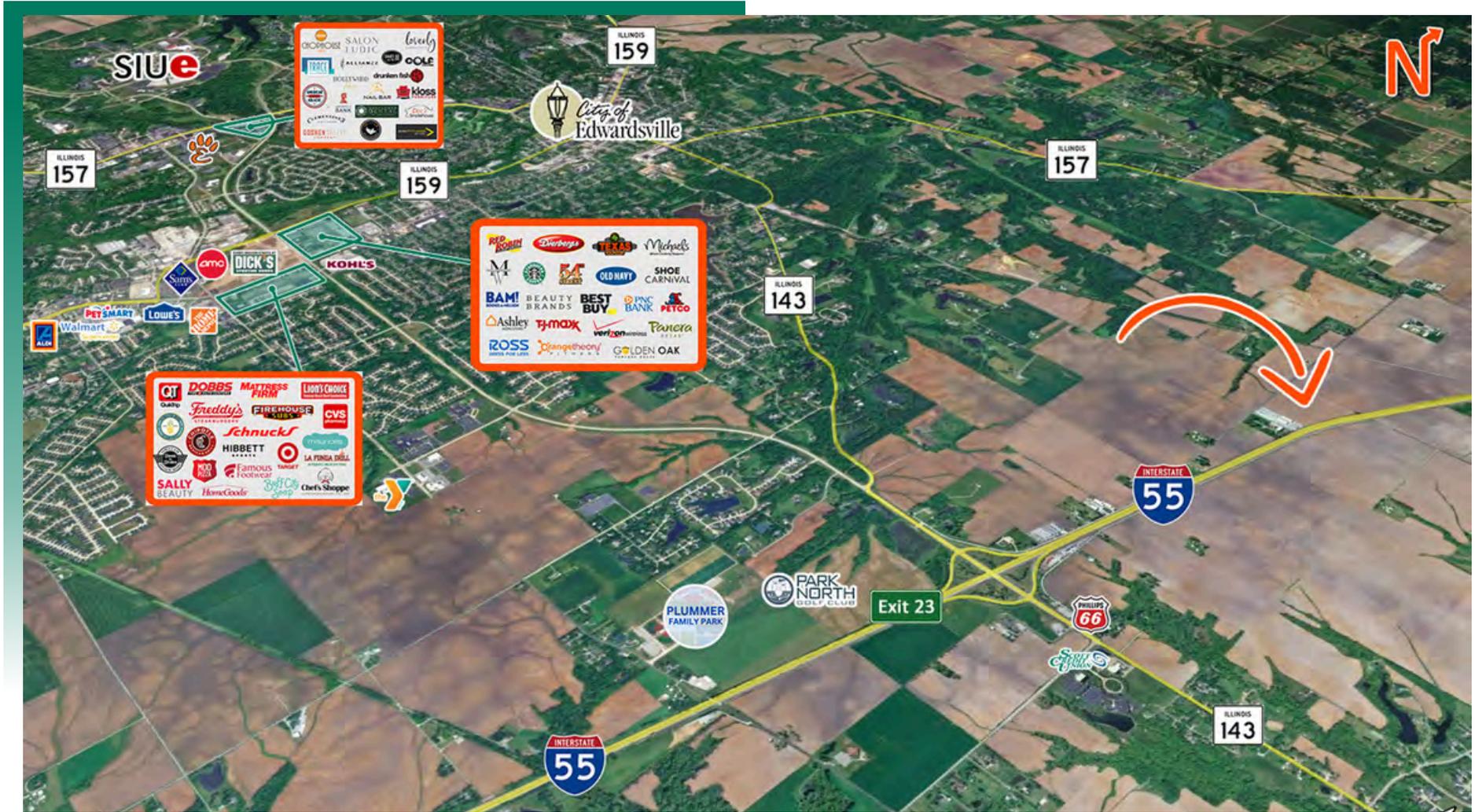
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AREA MAP

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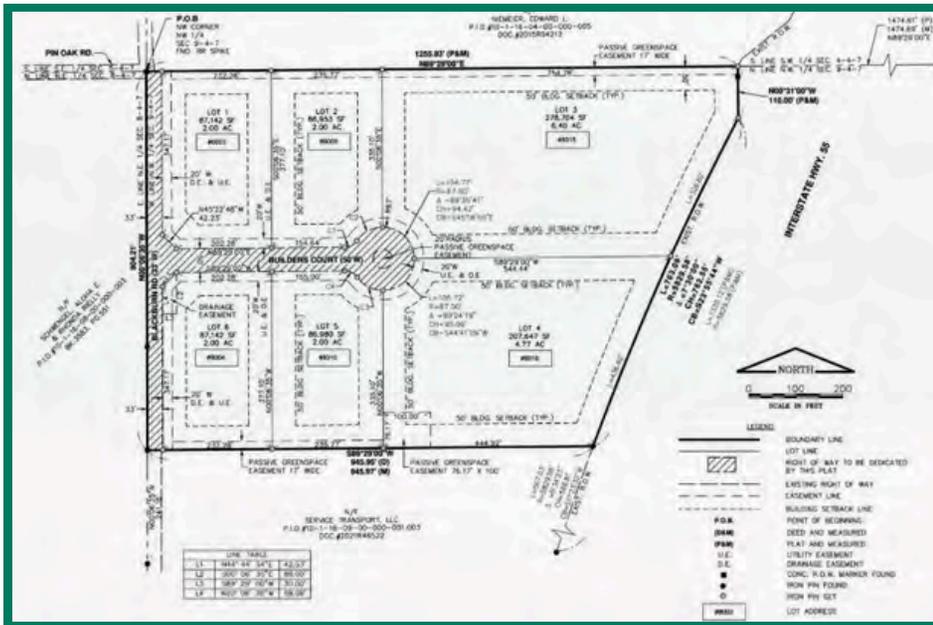
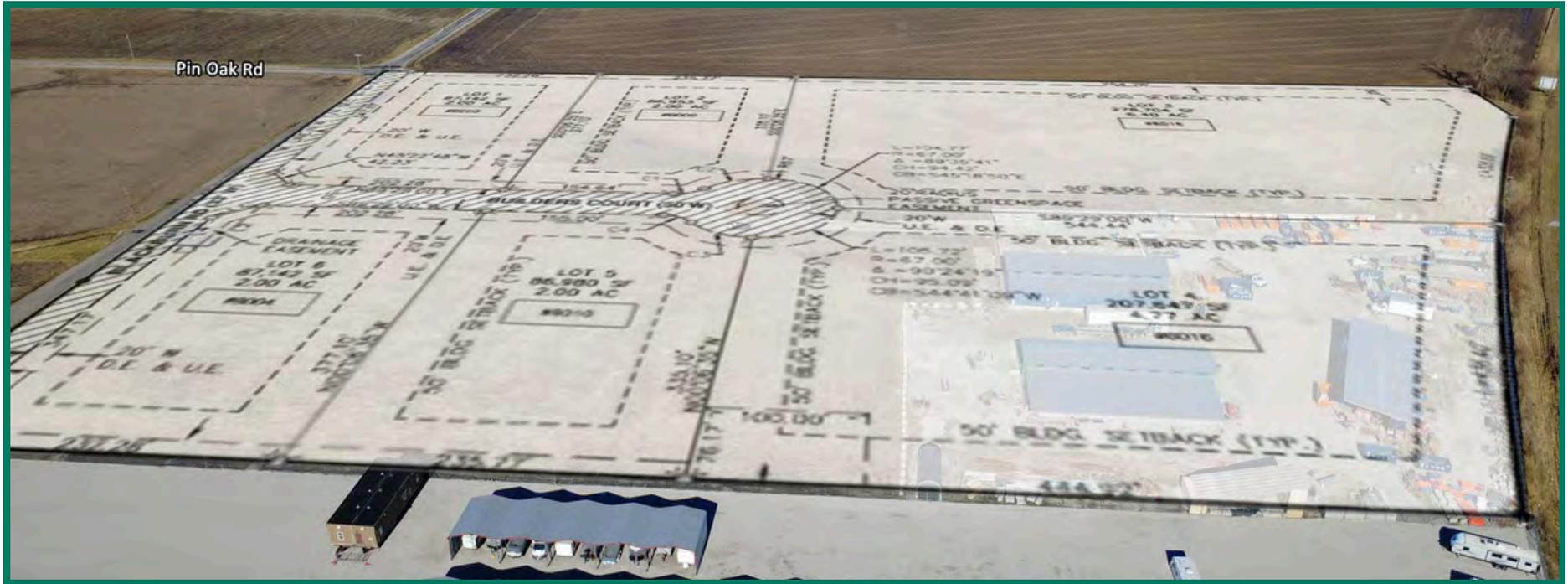


LOCATION OVERVIEW

8003 Builders Court is located in an established industrial corridor in Edwardsville, Illinois, offering an ideal setting for manufacturing, warehouse, distribution, or contractor uses. The site benefits from proximity to major interstate access, providing efficient connectivity to the St. Louis metro area and regional Midwest markets. With increasing commercial and residential development on the East end of Edwardsville, the property offers strong infrastructure, a reliable labor base, and a business-friendly environment.

PLAT MAP & INFORMATION

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Shovel ready utility-served industrial sites

Can combine/divide to accommodate user needs

Landlord capable of performing build-to-suit

I-55 access and high visibility (33,000 vpd)

SALE PRICE: \$125,000/Acre

LAND PROPERTY SUMMARY

8003-8016 BUILDERS CT

LISTING # 3202

LOCATION DETAILS:

Parcel #: 10-2-16-09-00-000-021 thru -0.26
County: IL - Madison
Zoning: Industrial

PROPERTY OVERVIEW:

Lot Size: 14.40 Acres
Min Divisible Acres: 2
Max Contig Acres: 10.4
Frontage: Varies
Depth: Varies
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-55

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 30,100 vpd



SALE INFORMATION:

Price / Acre: \$125,000
\$/SF (Land): \$2.87

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:

Newly-developed Industrial park. Only utility-served, pad-ready sites on the North end of Edwardsville. Located in the path of progress as development continues to move East of town. Adjacent to Park North mixed use development. Great access and visibility via I-55. Lots range from 2 acres to 6.4 acres. Can combine or demise as needed. Ownership is capable of performing a build-to-suit if needed. Contact broker for more information.

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