

+/- 27.0 ACRE COMMERCIAL DEVELOPMENT SITE

Wesley Dr. and Rock Hill Rd., Wood River, IL 62095



SALE PRICE: \$50,000/Acre

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

Wesley and Rock Hill Rd., Wood River, IL 62095



LOCATION OVERVIEW

Intersection of Wesley Drive and Rock Hill Road. 1.10 Miles West of Interstate 255.

LAND PROPERTY SUMMARY

WESLEY AND ROCK HILL RD

LISTING # 3206

LOCATION DETAILS:

Parcel #: 19-2-08-23-00-000-042, & 19-1-08-26-02-201-001
County: IL - Madison
Zoning: B-3 Highway Business

PROPERTY OVERVIEW:

Lot Size: 27.10 Acres
Min Divisible Acres: 1.6
Max Contig Acres: 25.5
Frontage: 2000+ on Wesley Drive
Depth: Varies
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

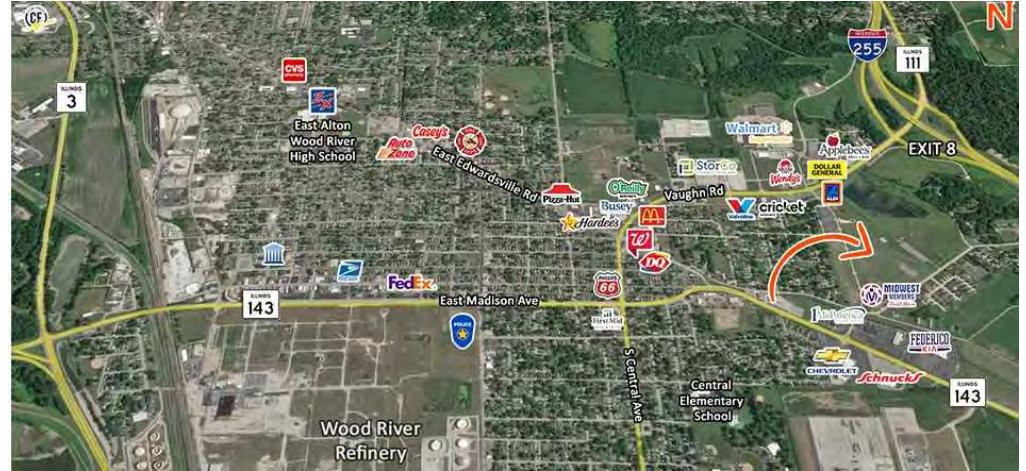
TIF District: No
Enterprise Zone: Yes
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: 1.10 Miles to Interstate 255
Airport Access: 2.5 Miles to St. Louis Regional Airport

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 4,050
Taxes: \$3,329.48
Tax Year: 2025



SALE INFORMATION:

Price / Acre: \$50,000
\$/SF (Land): \$1.15

UTILITY INFO:

Water Provider: City of Wood River
Water Location: On/Adjoining Site
Sewer Provider: City of Wood River
Sewer Location: On/Adjoining Site
Gas Provider: Ameren
Gas Location: On/Adjoining Site
Electric Provider: Ameren
Electric Location: On/Adjoining Site

PROPERTY DESCRIPTION:

27+/- Acres of combined commercial land laid out over two parcels. Will divide. Close proximity to big box retail, restaurants, car dealerships, retail strip centers and residential properties.