

# +/- 35 ACRE COMMERCIAL DEVELOPMENT SITE

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



**SALE PRICE: \$50,000/Acre**

## BARBERMURPHY

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# 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:** 34.35 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:

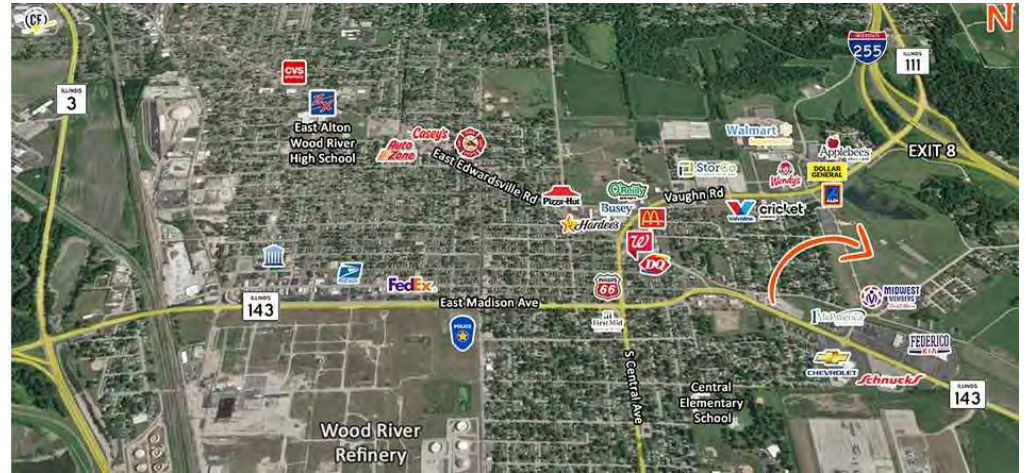
**TIF District:** No  
**Enterprise Zone:** Yes  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

### 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:

35+/- 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.