

LAND FOR SALE

1830 Vandalia Street, Collinsville, IL 62234



COMMERCIAL DEVELOPMENT SITE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Collin Fischer - CCIM
Principal
Cell: (618) 420-2376
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LAND PROPERTY SUMMARY

1830 VANDALIA STREET

LISTING # 695

LOCATION DETAILS:

Parcel #: 13-2-21-27-10-103-049
County: IL - Madison
Zoning: BP-2 - Collinsville

PROPERTY OVERVIEW:

Lot Size: 1.29 Acres
Min Divisible Acres: 1.29
Max Contig Acres: -
Frontage: 84
Depth: 312
Land Status: -
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-55/I-70
Airport Access: 27 Miles

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 19600
Taxes: \$33.32
Tax Year: -



SALE INFORMATION:

Sale Price: \$149,000
Price / Acre: \$115,504
\$/SF (Land): \$2.65

UTILITY INFO:

Water Provider: Collinsville
Water Location: On Site
Sewer Provider: City of Collinsville
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

Property fronts newly improved IL-159 (Vandalia) with over 19,600 cars passing daily. Adjacent to Church, American Legion and VFW Post. Multiple other amenities just minutes away in either direction. Zoned BP-2 Business Park District.

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