

18.1 ACRE INTERSTATE ACCESSIBLE SITE

4811 Horseshoe Lake Rd., Collinsville, IL 62234



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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

4811 Horseshoe Lake Rd., Collinsville, IL 62234



LOCATION OVERVIEW

4811 Horseshoe Lake Road is a strategically located 18.1 acre site in Collinsville (Pontoon Beach), Illinois less than one mile from Interstate 255. The property includes multiple warehouse and commercial structures that allow for immediate use, while the overall site provides long-term flexibility for a variety of industrial and commercial applications. This is a rare opportunity to control a well-located land position with both short-term utility and long-term upside.

PROPERTY INFORMATION

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UTILITIES

- Electric: On site
- Water: Well (city water available nearby)
- Sewer: Septic (city sewer available nearby)
- Gas: Propane (Ameren gas available nearby)

Utilities are positioned to allow phased development based on user needs.

WHY THIS SITE?

- Immediate access to I-255 (Exit 26)
- 18.1 acres | flat | usable
- Existing buildings for near-term functionality
- Scalable for outdoor storage, contractor yard, or redevelopment
- Utilities nearby for future expansion

MUTIPLE EXIT STRATEGIES

This property supports several business plans:

- Contractor yard with existing improvements
- Industrial outdoor storage (IOS)
- Equipment/fleet storage
- Owner-user redevelopment
- Hold for future industrial development

Buyers can generate immediate functionality while positioning for long-term appreciation.

LAND PROPERTY SUMMARY

4811 HORSESHOE LAKE RD

LISTING # 3214

LOCATION DETAILS:

Parcel #: 13-1-21-19-00-000-011.001
County: IL - Madison
Zoning: B-2 (Pontoon Beach)

PROPERTY OVERVIEW:

Lot Size: 18.10 Acres
Min Divisible Acres: 18.1
Max Contig Acres: 18.1
Frontage: 1460'
Depth: 475'
Topography: Flat
Archeological: No
Environmental: No known environmental issues
Survey: Not currently available

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: Not currently but could annex
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-255, I-55 and I-70

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 9600
Taxes: \$3,013.12
Tax Year: 2024



SALE INFORMATION:

Sale Price: Contact Broker for Pricing Guidance

UTILITY INFO:

Water Provider: On Well
Water Location: City water is nearby for future expansion
Sewer Provider: On Septic, but city sewer is available
Sewer Location: City sewer is nearby for future expansion
Gas Provider: On Propane
Gas Location: Ameren IL is nearby for future expansion
Electric Provider: Southwestern Electric
Electric Location: On-Site

IDEAL USERS

- Contractors/construction companies
- Trucking and logistics operators
- Outdoor storage users
- Equipment rental companies
- Industrial owner-users
- Investors seeking covered land positions

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