

# LAND FOR SALE

1100 Beltline Rd., Collinsville, IL 62234



## BARBERMURPHY

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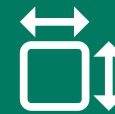
# AREA MAP

1100 Beltline Rd., Collinsville, IL 62234



## LOCATION OVERVIEW

On Belt Line Rd in the heart of one of Collinsville's longest established retail corridors, between IL-159 (Vandalia St) and IL-157 (Bluff Rd). 5 minutes from I-55



Frontage: 310'  
Depth: 465'



17,400  
TRAFFIC COUNT



FLAT  
TOPOGRAPHY



5 MIN FROM I-55

# LAND PROPERTY SUMMARY

1100 BELT LINE RD

**LISTING #** 951

## LOCATION DETAILS:

Parcel #: 13-1-21-21-20-401-001.001  
County: IL - Madison  
Zoning: R-1 - Collinsville

## PROPERTY OVERVIEW:

Lot Size: 3.0 Acres  
Min Divisible Acres: 3.0  
Max Contig Acres: 3.0  
Frontage: 310'  
Depth: 465'  
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: -  
Airport Access: -

## DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 17,400  
Taxes: -  
Tax Year: -



## SALE INFORMATION:

Sale Price: \$550,000  
Price / Acre: \$183,333  
\$/SF (Land): \$4.21

## UTILITY INFO:

Water Provider: City of 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:

3 Acre Retail / Office Development Site with over 17,000 cars per day passing this highly visible location in Collinsville, IL. 310' Frontage on Belt Line Rd. Close Kohl's, Schnuck's