LAND FOR SALE

1100 Beltline Rd., Collinsville, IL 62234



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COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM Collin Fischer - CCIM Principal Cell: (618) 420-2376 collinf@barbermurphy.com



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

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





17,400 TRAFFIC COUNT



FLAT TOPOGRAPHY



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LAND PROPERTY SUMMARY

1100 BELT LINE RD

LOCATION DETAILS: Parcel #: County: Zoning:	13-1-21-21-20-401-001.001 IL - Madison R-1 - Collinsville	Belt Line Road	
County:	IL - Madison	d ad	
•		d	
Zonina:	R-1 - Collinsville		
5		BOO	
PROPERTY OVERVIEW:		It Line	
Lot Size:	3.0 Acres	Bell	
Min Divisible Acres:	3.0	College College	
Max Contig Acres:	3.0		
Frontage:	310'		Martin Starter Hellor
Depth:	465'		Google Fort
Land Status:	- Flat	SALE INFORMATION:	
Topography: Archeological:	No	Sale Price:	\$550,000
Environmental:	No	Price / Acre:	
Survey:	No	-	\$183,333
TAX INCENTIVE ZONES:		\$/SF (Land):	\$4.21
TIF District:	No	UTILITY INFO:	
Enterprise Zone:	No	Water Provider:	City of Collinsville
-		Water Location:	On Site
Opportunity Zone:	No	Sewer Provider:	City of Collinsville
Foreign Trade Zone:	No	Sewer Location:	On Site
TRANSPORTATION:		Gas Provider:	Ameren IL
Interstate Access:	-	Gas Location:	On Site
Airport Access:	-	Electric Provider:	Ameren IL
		Electric Location:	On Site
DEMOGRAPHICS/FINANCIAL		PROPERTY DESCRIPTION:	
Traffic Count:	17,400		
Taxes:	-	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	
Tax Year:	-	visible location in cominsville, IL. 3	TO TROMAGE OF DEIL LINE NU. CIOSE NOTITS, SCHHUCKS

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