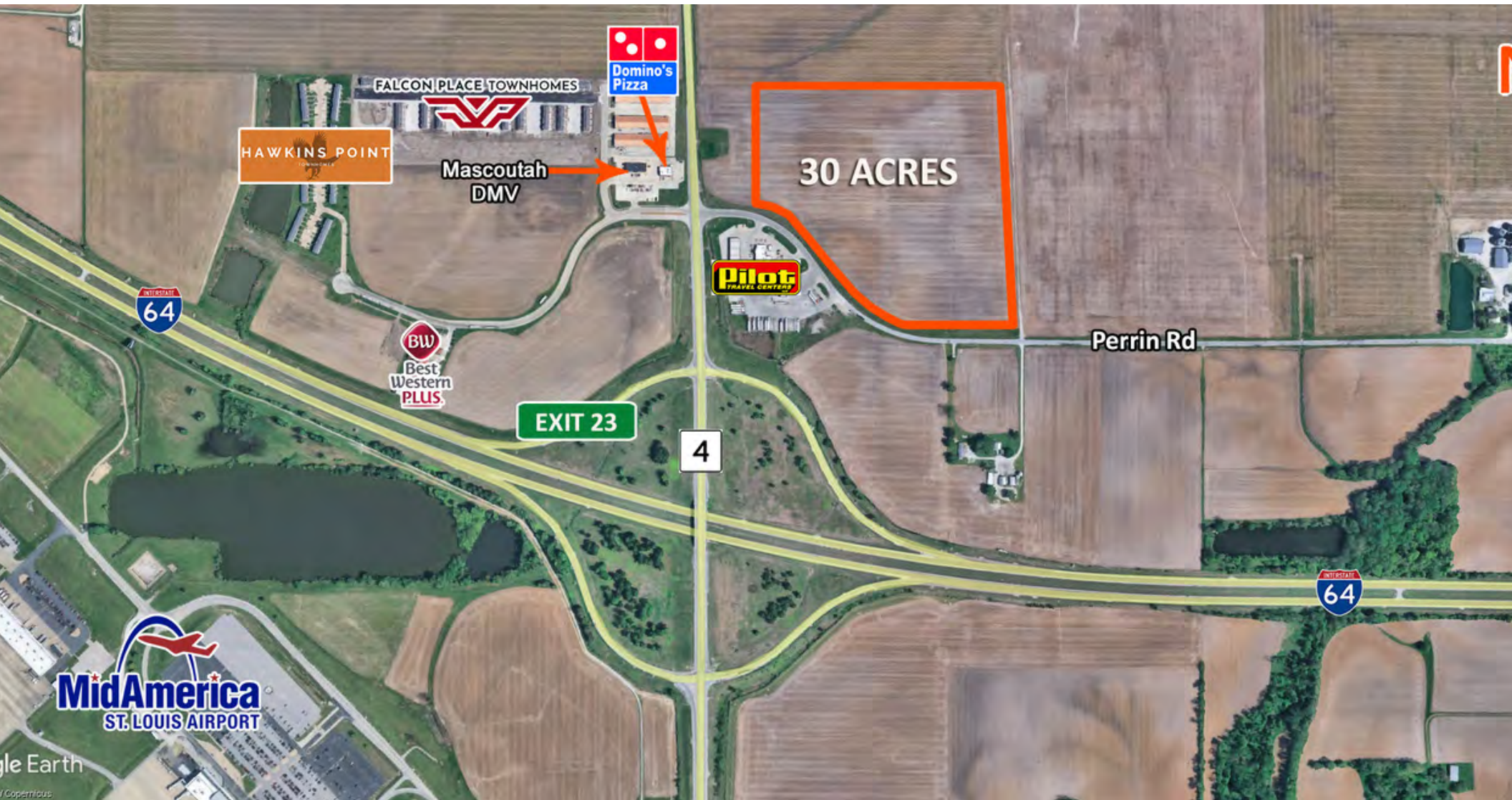


30 ACRE DEVELOPMENT SITE

9833 Perrin Rd., Mascoutah, IL 62258



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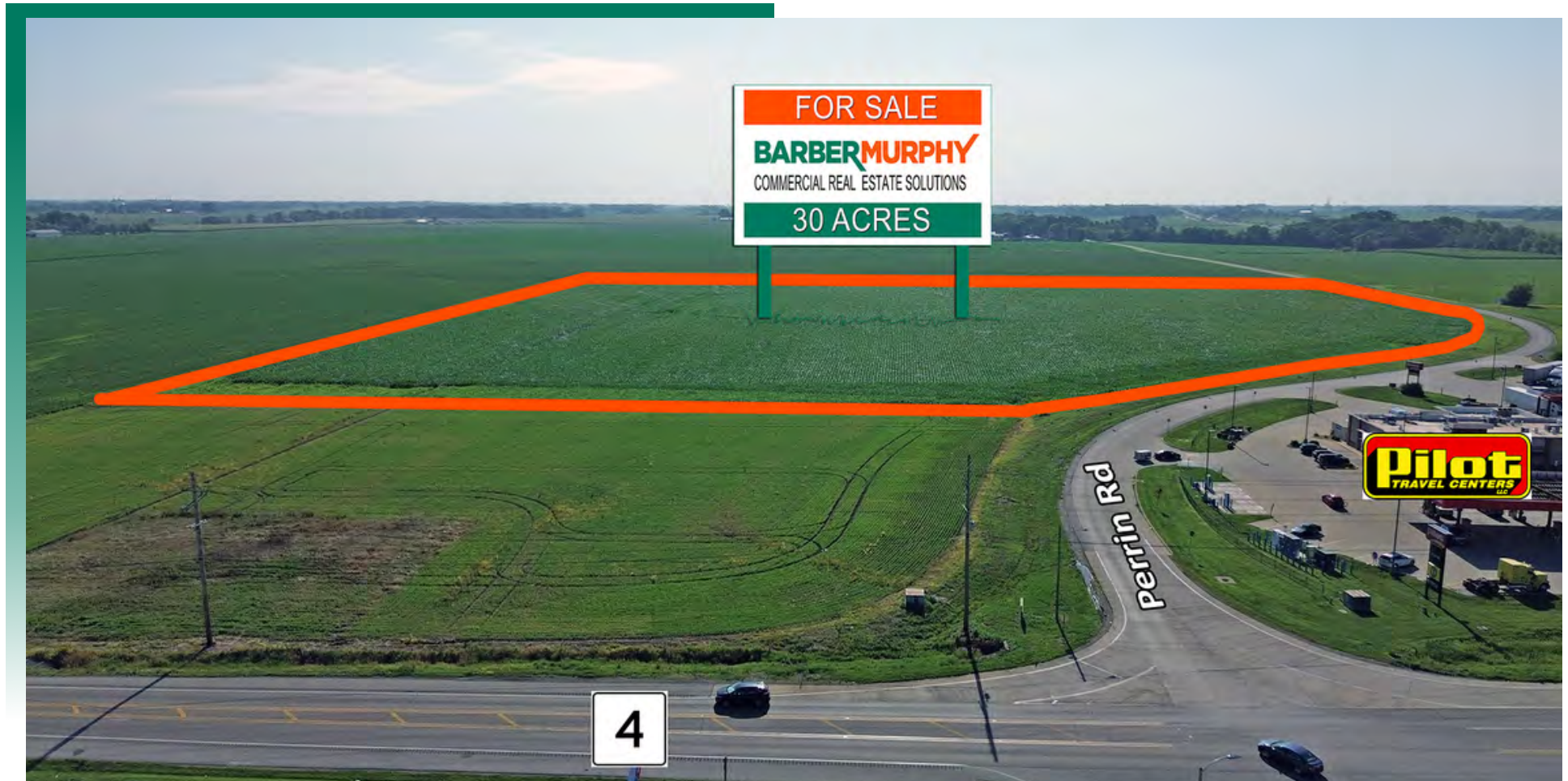
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

9833 Perrin Rd., Mascoutah, IL 62258



PROPERTY HIGHLIGHTS

30 acres with all utilities on or near the site. Surveys, topography and phase one environmental report have been completed. Will divide.

- Flexible Commercial Zoning: Fully designated within the GC (General Commercial) Zoning District, accommodating a wide array of high-density retail, hospitality, and fuel-logistics uses.
- Proven Development Potential: Site of a previously proposed, high-profile RaceTrac Travel Center, featuring advanced municipal site plan reviews and approved sign variances for prominent highway branding.
- Strategic Regional Hub: Capitalizes on the massive daily commuter and military traffic generated by nearby Scott Air Force Base and the St. Louis metropolitan grid

AREA MAP

9833 Perrin Rd., Mascoutah, IL 62258



LOCATION OVERVIEW

Parcel offers unparalleled highway exposure and immediate access at the strategic intersection of Interstate 64 (Exit 23) and Illinois Route 4 in Mascoutah, IL. Located just minutes from Scott Air Force Base and 23 miles east of downtown St. Louis.

LAND PROPERTY SUMMARY

9833 PERRIN RD., MASCOUTAH, IL 62258

LISTING # 3289

LOCATION DETAILS:

Parcel #: 10-06.0-400-022
County: IL - St. Clair
Zoning: GC - Mascoutah

PROPERTY OVERVIEW:

Lot Size: 30.0 Acres
Min Divisible Acres: 2
Max Contig Acres: 30
Frontage: Along IL-4, 570
Depth: 1640
Topography: Flat
Archeological: No
Environmental: Yes
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-64
Airport Access: MidAmerica St. Louis

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 8,800
Taxes: \$1,585.48
Tax Year: 2025



SALE INFORMATION:

Sale Price: \$2,687,300
Price / Acre: \$89,577
\$/SF (Land): \$2.06

UTILITY INFO:

Water Provider: Cite of Mascoutah
Water Location: On Site
Sewer Provider: Cite of Mascoutah
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: Ameren IL
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION

30 acres zoned GC General Commercial, with all utilities on or near the site. Surveys, topography and phase one environmental report have been completed. Will divide.

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