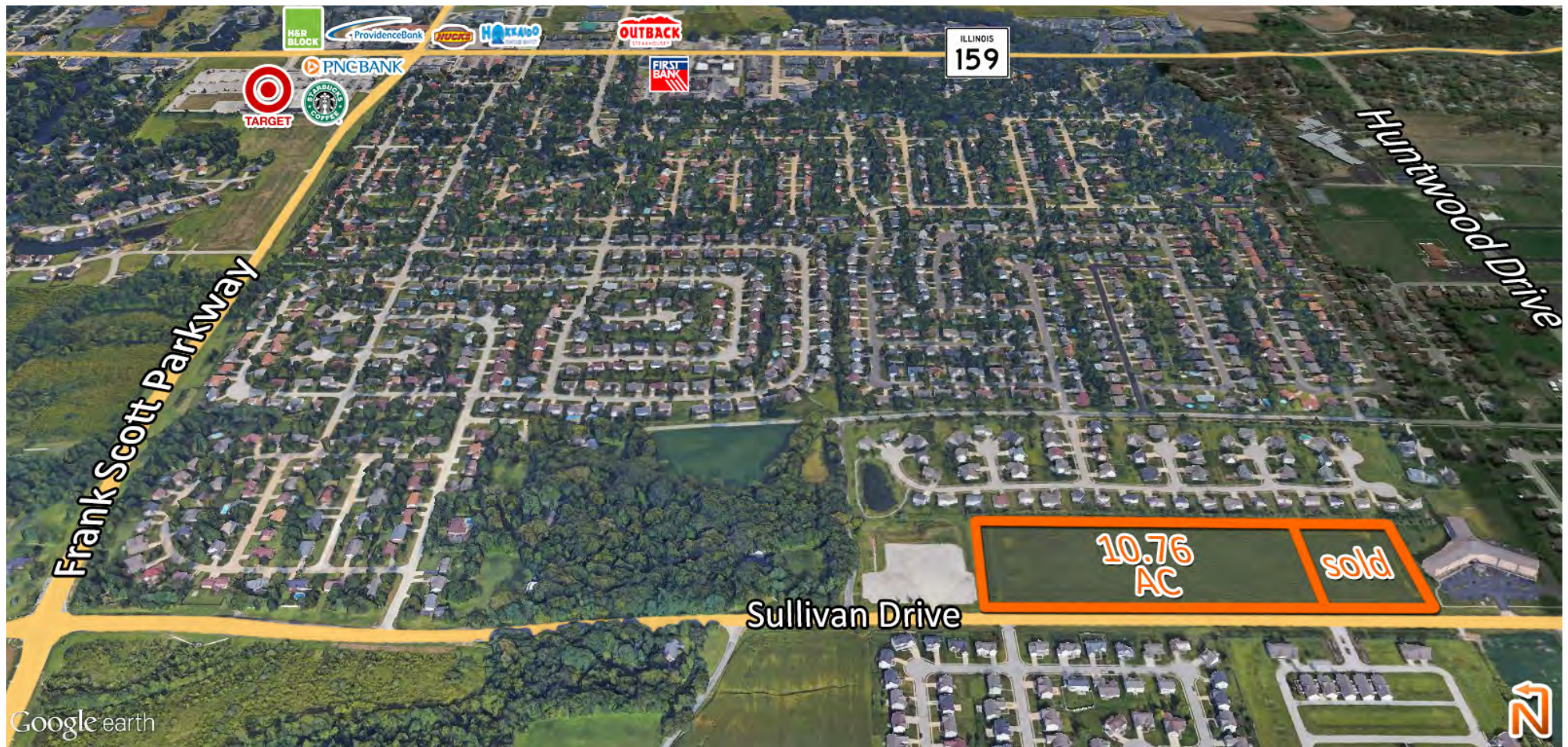


# Commercial Development Sites

4100 Sullivan Dr.  
Swansea, IL 62226



**Sale Price: \$85,000/Acre (\$1.95 per SF)**

- 10.76 AC Lots – Will Divide
- Zoned Planned Business
- All Utilities on Site
- Total of 1,070' of Frontage on Sullivan Dr.

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS Terry Johnson  
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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.



**Listing No:** 1129

**Land**

**Planned Business**

10.76 AC Sullivan Drive  
4100 Sullivan Drive  
Swansea, IL 62226

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$914,600  
**Sale Price/Acre:** \$85,000  
**Sale Price/SF:** \$1.95

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

10.76 AC Lot. All Utilities. Level Land, Will Divide, Zoned Planned Business.

**Total Acres Available:** 10.76  
**Min Divisible Acres:** 2.00

**LAND MEASUREMENTS:**

**Acres:** 10.76  
**Frontage:** 1,070 FT  
**Depth:** 424 FT  
**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** NA  
**Rail:** NA  
**Barge:** NA  
**Airport:** NA

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 08-04.0-312-021	<b>TIF:</b> No	<b>Property Tax:</b> \$514.00
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Tax Year:</b> 2019
<b>Zoning:</b> PB	<b>Survey:</b> Yes	
<b>Zoning By:</b> Swansea	<b>Environmental:</b> No	<b>Traffic Count:</b> 8,250
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Level

**UTILITY INFORMATION**

<b>Water Provider:</b> IL American	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> Swansea	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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