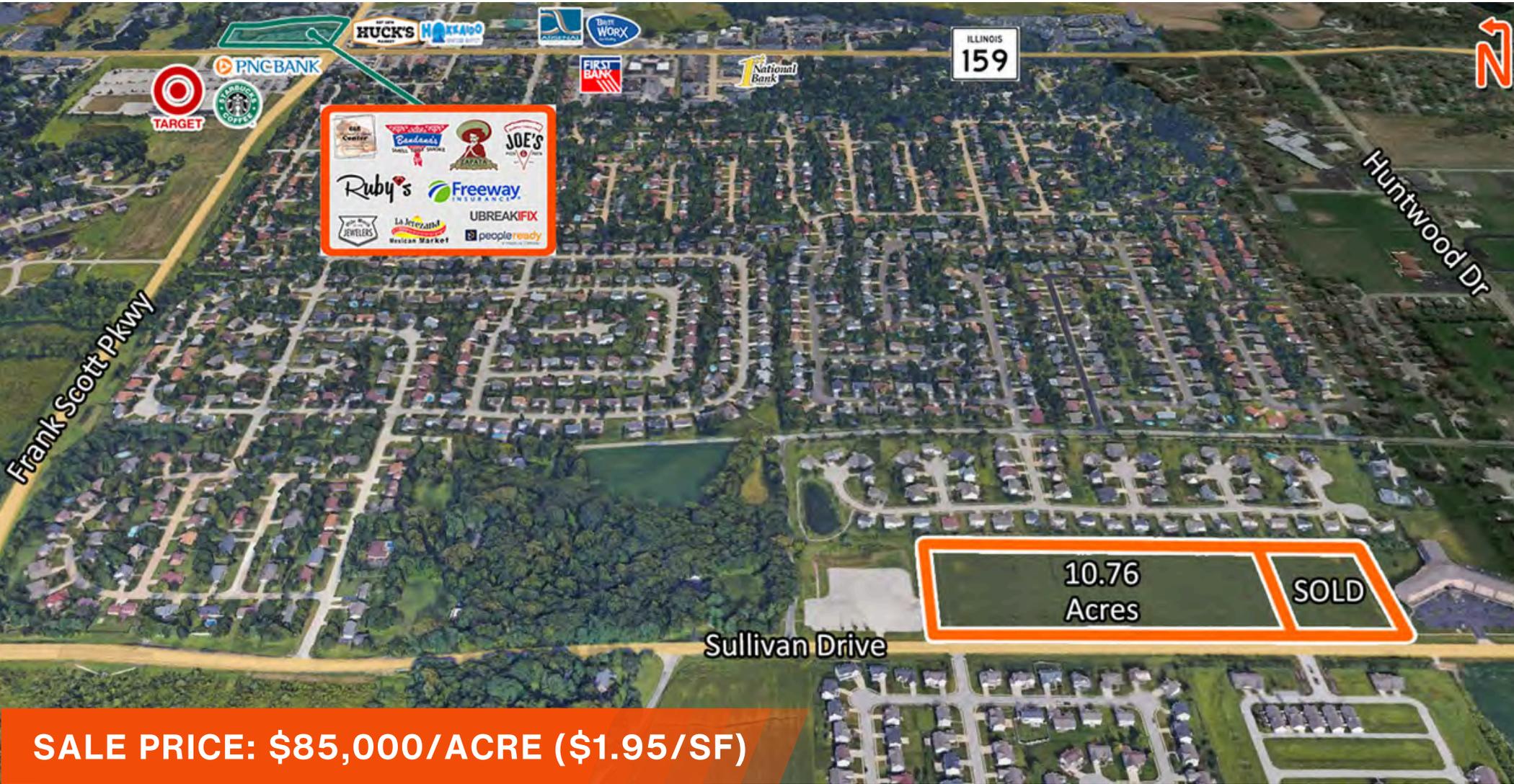


+/- 10 ACRE COMMERCIAL DEVELOPMENT SITE FOR SALE

4100 Sullivan Dr., Swansea, IL 62226



SALE PRICE: \$85,000/ACRE (\$1.95/SF)

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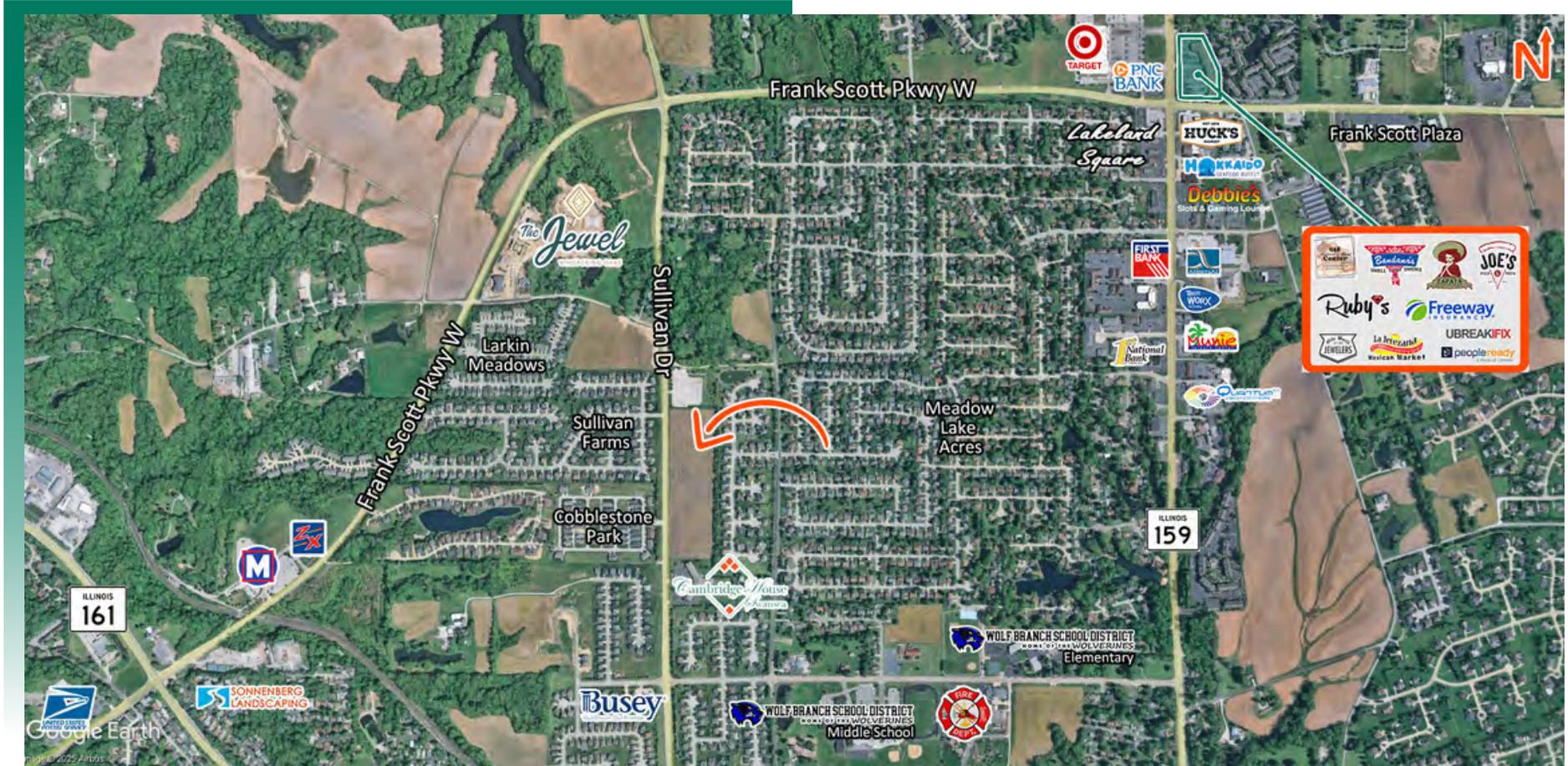
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Terry Johnson
Broker Associate
Office: (618) 277-4400 (Ext. 24)
Cell: (618) 977-8367
terryj@barbermurphy.com



AREA MAP

4100 Sullivan Dr., Swansea, IL 62226



LOCATION OVERVIEW

Located on Sullivan Dr., only 1/2 a mile off Frank Scott Parkway and 1.5 miles West of IL Route 159.



Frontage: 1070'
Depth: 424'



Topography:
Level



Utilities
On Site



Zoned: Planned
Business

LAND PROPERTY SUMMARY

4100 SULLIVAN DRIVE

LISTING # 1129

LOCATION DETAILS:

Parcel #: 08-04.0-312-021
County: IL - St. Clair
Zoning: PB - Swansea

PROPERTY OVERVIEW:

Lot Size: 10.76 Acres
Min Divisible Acres: 2
Max Contig Acres: 10.76
Frontage: 1070
Depth: 424
Topography: Level
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 8,250
Taxes: \$625.36
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$914,600
Price / Acre: \$85,000
\$/SF (Land): \$1.95

UTILITY INFO:

Water Provider: Illinois American Water
Water Location: On Site
Sewer Provider: Village of Swansea
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

10.76 Acre Commercial Lot available on Sullivan Drive. 1,070' of Frontage on Sullivan Dr. Zoned Planned Business. All Utilities on Site. Will Divide.

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