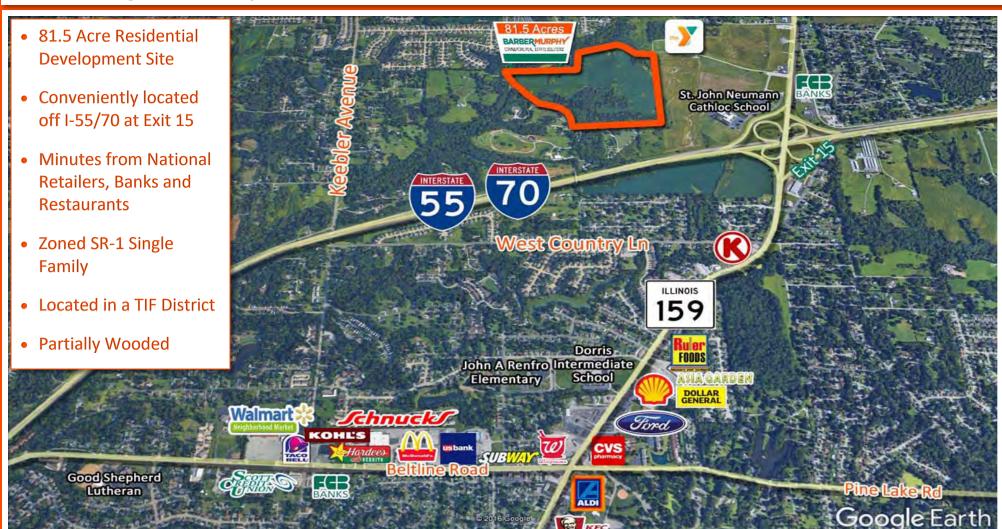
# **Future Residential Development Investment Site**

Pleasant Ridge Road, Maryville, IL 62234





COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd. Shiloh, IL 62269 618.277.4400 barbermurphy.com

Bob Anna - CCIM C: 618.604.0250

Paul Murphy Designated Managing Broker C: 618.954.9901 BobA@barbermurphy.com Paul@barbermurphy.com

Sale Price: \$1,100,000 (\$13,497/Acre)





Listing No: 1264

Land

**Residential Development** 

Pleasant Ridge Road Collinsville, IL 62234

# **SALE INFORMATION:**

For Sale: Yes

 Sale Price:
 \$1,100,000

 Sale Price/Acre:
 \$13,497

 Sale Price/SF:
 \$0.31

#### LEASE INFORMATION:

For Lease: No

Lease Rate: Lease Term:

#### **Comments**

Residential subdivision site. Zoned SR-1 Single Family. Partially wooded with rolling topography. Maryville sewer line runs through the property.

Total Acres Available: 81.50 Min Divisible Acres: 81.50

#### LAND MEASUREMENTS:

Acres: 81.50
Frontage: Varies FT
Depth: Varies FT

Subdivide Site: No

# **TRANSPORTATION:**

 Interstate:
 I-55/70

 Rail:
 N/A

 Barge:
 N/A

 Airport:
 N/A



# **PROPERTY INFORMATION:**

 Parcel No:
 13-1-21-15-00-000-004
 TIF:
 Yes
 Property Tax:
 \$1,318.28

 County:
 Madison
 Enterprise Zone:
 Yes
 Tax Year:
 2018

**Zoning**: SR-1 **Survey**: No

Zoning By: Village of Maryville Environmental: No Traffic Count:

Complex: Archaeological: No Topography: Rolling, Partially Wooded

#### **UTILITY INFORMATION**

Water Provider:Village of MaryvilleService:Location:At SiteSewer Provider:Village of MaryvilleService:Location:At SiteGas Provider:Ameren IllinoisService:Location:At Site

Electric Provider:Ameren IllinoisService:Location:Telecom Provider:Service:Location:

### Listing Broker(s)

Bob Anna CCIM Office: (618) 277-4400 boba@barbermurphy.com Cell: (618) 604-0250 Paul Murphy, Des. Managing Broker Office: 618-277-4400 paul@barbermurphy.com Cell: (618) 954-9901