

# Future Residential Development Investment Site

Pleasant Ridge Road, Maryville, IL 62234

- 81.5 Acre Residential Development Site
- Conveniently located off I-55/70 at Exit 15
- Minutes from National Retailers, Banks and Restaurants
- Zoned SR-1 Single Family
- Located in a TIF District
- Partially Wooded



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

**BARBERMURPHY**

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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:** 1264

**Land**

**Residential Development**

Pleasant Ridge Road  
Collinsville, IL 62234

**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

**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.

**PROPERTY INFORMATION:**

**Parcel No:** 13-1-21-15-00-000-004  
**County:** Madison  
**Zoning:** SR-1  
**Zoning By:** Village of Maryville  
**Complex:**



**TIF:** Yes  
**Enterprise Zone:** Yes  
**Survey:** No  
**Environmental:** No  
**Archaeological:** No  
**Property Tax:** \$1,318.28  
**Tax Year:** 2018  
**Traffic Count:**  
**Topography:** Rolling, Partially Wooded

**UTILITY INFORMATION**

**Water Provider:** Village of Maryville  
**Sewer Provider:** Village of Maryville  
**Gas Provider:** Ameren Illinois  
**Electric Provider:** Ameren Illinois  
**Telecom Provider:**  
**Service:**  
**Location:** At Site

**Listing Broker(s)**

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