

9.96 ACRE COMMERCIAL DEVELOPMENT SITE

East Edwardsville Rd., Wood River, IL 62095



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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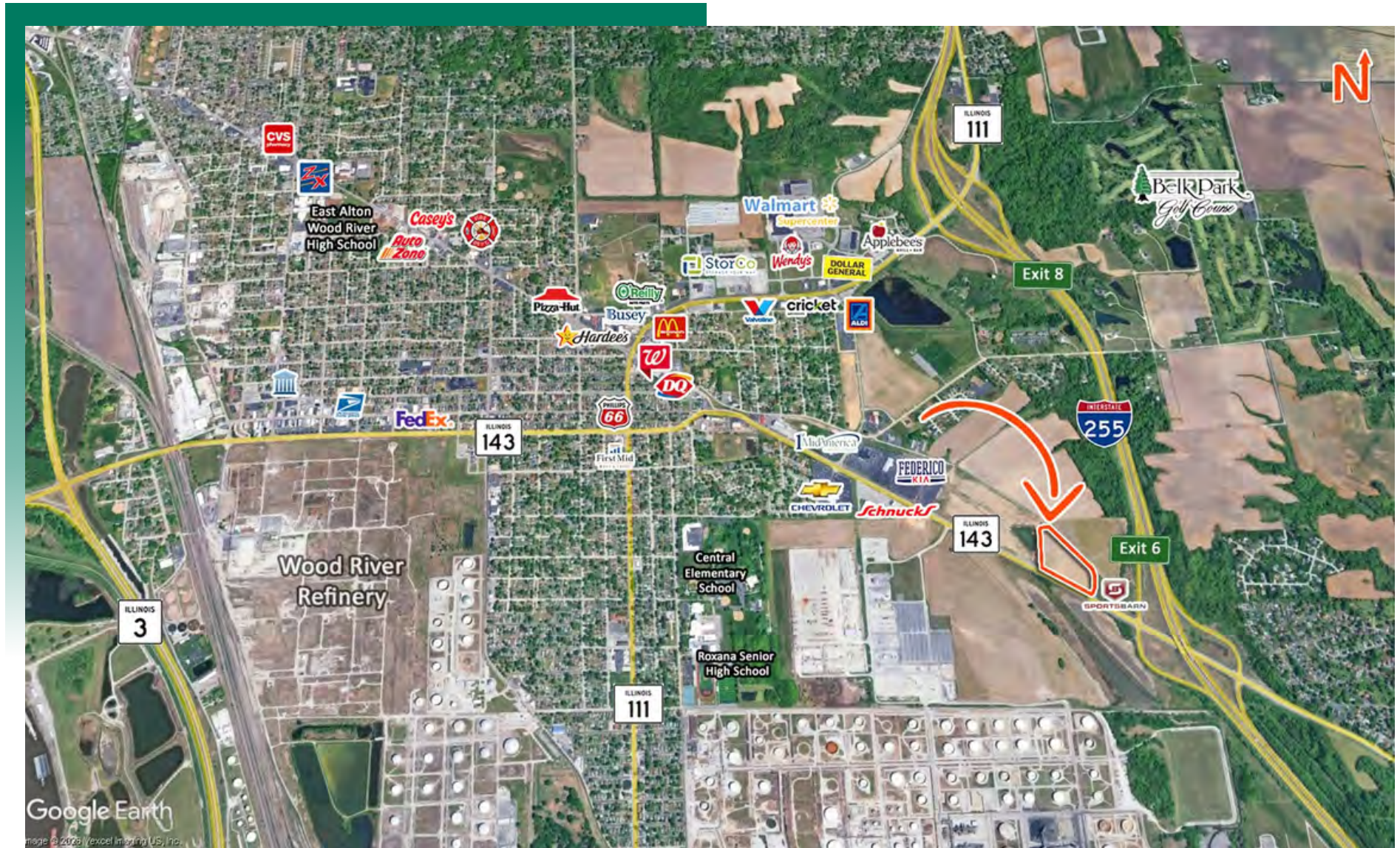
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AREA MAP

East Edwardsville Rd., Wood River, IL 62095



LOCATION OVERVIEW

0.23 Miles West of I-255, along Route 143.

CONCEPTUAL RENDERINGS & PROPERTY INFORMATION

East Edwardsville Rd., Wood River, IL 62095



CONCEPTUAL HOTEL/LIMITED-SERVICE HOTEL
AND TRUCK STOP



CONCEPTUAL CONTRACTOR/COMMERCIAL
SERVICE & SUPPLY CENTER



CONCEPTUAL HIGHWAY-ORIENTED RETAIL /
SERVICE DEVELOPMENT

HIGHLIGHTS

Prime Location: 9.96± acres along I-255 in Wood River, IL

High Visibility: Strong exposure from I-255

Easy Access: Convenient interstate and frontage road access

Nearby Activity: Located near SportsBarn and established commercial uses

Development Potential: Ideal for retail, hotel, commercial, or light industrial uses

Regional Connectivity: Easy access to St. Louis, Alton, and the Metro East

LAND PROPERTY SUMMARY

E EDWARDSVILLE RD., WOOD RIVER, IL 62095

LISTING # 3322

LOCATION DETAILS:

Parcel #: 19-1-08-25-00-000-005.001
County: IL - Madison
Zoning: B-3 Highway Business

PROPERTY OVERVIEW:

Lot Size: 9.96 Acres
Min Divisible Acres: 9.96
Max Contig Acres: 9.96
Frontage: 750' Along 143/Edwardsville Road
Depth: Varies
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TRANSPORTATION:

Interstate Access: 0.23 Miles to I-255
Airport Access: 2.76 Miles South of St. Louis Regional Airport (KALN)

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 13,900
Taxes: \$324.30
Tax Year: 2025



SALE INFORMATION:

Sale Price: \$1,500,000
Price / Acre: \$150,602
\$/SF (Land): \$3.46

UTILITY INFO:

Water Provider: City of Wood River
Water Location: On/Adjoining Site
Sewer Provider: City of Wood River
Sewer Location: On/Adjoining Site
Gas Provider: Ameren
Gas Location: On/Adjoining Site
Electric Provider: Ameren
Electric Location: On/Adjoining Site

PROPERTY DESCRIPTION:

Positioned along the west side of I-255 in Wood River, Illinois, this 9.96± acre tract offers strong visibility and convenient access within the greater St. Louis Metro East market. The site sits just off the interstate frontage road, near the established Sportsbarn, placing it within an active commercial corridor. Surrounded by a mix of open land and light industrial/commercial development, the property presents an excellent opportunity for retail, hotel, commercial, or light industrial development capitalizing on I-255 exposure and regional connectivity to St. Louis, Alton, and the broader Metro East trade area.



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