

14.25 Acre Development Opportunity

IL-162, Maryville, IL 62062



Sale Price: \$5.44/SF

- 14.25 Acre Development Site with 1,700' Frontage on IL-162
- Located directly across from Anderson Hospital
- 1.4 Miles from I-270, Exit 12 | 1.7 Miles from I-55/70, Exit 18

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.



Area Map



Listing No: 1551

Land

IL-162
Maryville, IL 62062

Total Acres Available: 14.25

Min Divisible Acres: 2.00

LAND MEASUREMENTS:

Acres: 14.25

Frontage: 1,700 FT

Depth: 360 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-55/70, I-270

Rail: No

Barge: No

Airport:

SALE INFORMATION:

For Sale: Yes

Sale Price: \$3,377,274

Sale Price/Acre:

Sale Price/SF: \$5.44

LEASE INFORMATION:

For Lease: No

Lease Rate:

Lease Term:

Comments

14.25 Acre Commercial Development Site with 1,700' of frontage on Route 162. Located directly across from Anderson Hospital; 1.7 miles from I-55/70 Exit 18 and 1.4 miles from I-270, exit 12.

Additional Parcel #'s
13-1-21-01-00-000-002.003
13-1-21-01-00-000-003
13-1-21-02-00-000-004/.001/.002
13-1-21-02-00-000-011

PROPERTY INFORMATION:

Parcel No: 13-1-21-01-00-000-002

County: Madison

Zoning: B-1

Zoning By: Maryville

Complex:

TIF: Yes

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

Property Tax: \$2,207.82

Tax Year: 2018

Traffic Count: 9,450

Topography: Flat w/some drainage on west end

UTILITY INFORMATION

Water Provider: Illinois American **Service:** 8"-10" **Location:** 8" across Hwy 162; 10" east of property line

Sewer Provider: Maryville **Service:** 8" **Location:** Rear of Property Line

Gas Provider: Ameren IL **Service:** **Location:** On Site

Electric Provider: Southwest Electric **Service:** **Location:** On Site

Telecom Provider: **Service:** **Location:**

Listing Broker(s)

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