

14.25 ACRE DEVELOPMENT OPPORTUNITY

IL-162, Maryville, IL 62062



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

IL-162, Maryville, IL 62062



PROPERTY INFORMATION

1,700' of frontage on Route 162

Located directly across from Anderson Hospital making this an ideal location for retail, medical, or mixed-use development

Utilities are at or near site

SALE PRICE: \$5.44/SF

LOCATION OVERVIEW

Strategic location provides quick access to major interstates, just 1.7 miles from I-55/I-70 (Exit 18) and 1.4 miles from I-270 (Exit 12). Zoned B-1 (Commercial) within the Village of Maryville, the site also lies within a TIF district, creating potential for valuable tax incentives.

LAND PROPERTY SUMMARY

IL-162

LISTING # 1551

LOCATION DETAILS:

Parcel #: 13-1-21-01-00-000-002
County: IL - Madison
Zoning: B-1 - Maryville

PROPERTY OVERVIEW:

Lot Size: 14.25 Acres
Min Divisible Acres: 2
Max Contig Acres: 14.25
Frontage: 1,700'
Depth: 360'
Topography: Flat w/some drainage on west end
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-55/70 and I-270

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 9,450
Taxes: \$2,207.82
Tax Year: 2018



SALE INFORMATION:

Sale Price: \$3,377,274
Price / Acre: \$237,002
\$/SF (Land): \$5.44

UTILITY INFO:

Water Provider: Illinois American Water
Water Location: 8" across Hwy 162; 10" east of property line
Sewer Provider: Village of Maryville
Sewer Location: Rear of Property Line
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Southwestern Electric
Electric Location: On Site

PROPERTY DESCRIPTION:

14.25-acre commercial development site with 1,700' of frontage on Route 162. The site sits directly across from Anderson Hospital making this an ideal location for retail, medical, or mixed-use development. Utilities are at or near site. The site can be divided down to 2.0 acres, making it well-suited for both large-scale projects and smaller commercial users.

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