

40 Acre Commercial Development Site

Chain of Rocks Rd., Edwardsville, IL 62025



BARBERMURPHY

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Property Summary

- 40 Acre Site located at the I-270/IL-157 Interchange (Exit 9)
- 1,500' of Frontage on I-270
- Highly Visible Site with 55,500 ADT on I-270 and 22,800 ADT on IL-157
- Located in an Enterprise Zone
- All Utilities on Site
- Will Divide

SALE PRICE: \$50,000 per Acre

Listing No: 1555

Land

40 AC Chain of Rocks at 157
Chain of Rocks Road
Edwardsville, IL 62025

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre: \$50,000
Sale Price/SF:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

Excellent location on the I-270 and IL-157 interchange at the entrance to Southern Illinois University at Edwardsville. 55,500 ADT on I-270 and 22,800 ADT on IL-157. Just east of I-255 and 20 minutes from downtown St. Louis. Seller will divide.

Total Acres Available: 40.00
Min Divisible Acres: Negotiable

LAND MEASUREMENTS:

Acres: 40.00
Frontage: 1,500 FT
Depth: 1,000 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: At I-270 and IL-157 Interchange
Rail:
Barge:
Airport: Lambert Intl - 22 Miles

PROPERTY INFORMATION:

Parcel No: 14-1-15-32-00-000-003	TIF: No	Property Tax: \$1,560.76
County: Madison	Enterprise Zone: Yes	Tax Year: 2019
Zoning: General Commercial	Survey: No	Traffic Count: 78,300
Zoning By: Glen Carbon	Environmental: No	Topography: Flat
Complex:	Archaeological: No	

UTILITY INFORMATION

Water Provider: Glen Carbon	Service:	Location: On Site
Sewer Provider: Glen Carbon	Service:	Location: On Site
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

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