

40 ACRE COMMERCIAL DEVELOPMENT SITE

Chain of Rocks Rd, Edwardsville, IL 62025



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AREA MAP

Chain of Rocks Rd, Edwardsville, IL 62025



LOCATION OVERVIEW

Excellent location on the I-270 and IL-157 interchange at the entrance to Southern Illinois University at Edwardsville. Just east of I-255 and 20 minutes from downtown St. Louis.



55,500 ADT
ON I-270



22,800 ADT
ON IL-157



LAMBERT INT.
AIRPORT - 22 MILES

EXIT

EXIT 7 & 9

LAND PROPERTY SUMMARY

CHAIN OF ROCKS ROAD

LISTING # 1555

LOCATION DETAILS:

Parcel #: 14-1-15-32-00-000-003
County: IL - Madison
Zoning: General Commercial - Glen Carbon

PROPERTY OVERVIEW:

Lot Size: 40.0 Acres
Max Contig Acres: 40
Frontage: 1500
Depth: 1000
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-270
Airport Access: Lambert Intl - 22 Miles

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 78,300
Taxes: \$19,261.00
Tax Year: 2024



SALE INFORMATION:

Price / Acre: \$50,000

UTILITY INFO:

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

PROPERTY DESCRIPTION:

40.0 acre site zoned General Commercial. High visibility site off I-270. Seller will divide. Property is located in an Enterprise Zone. All utilities on site.