

# Industrial Development Sites for Sale

IL Route 3 & New Poag Rd., Hartford, IL 62040



**BARBERMURPHY**

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# Property Summary

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5 Development Sites for Sale totaling 195 Acres

\*125 Acre Contiguous Site – EPA Comfort Letter Available

Zoned I-1 Industrial

Heavy Utilities Available – See Attached Map

Interstate: 3 Miles to I-255/I-270 Interchange and Adjacent to IL Route 3

Rail: Norfolk Southern and Kansas City Southern – Adjacent

Barge: ¼ Mile to Phoenix Landing

3 Miles to Americas Central Port

Incentives Available – TIF District and Enterprise Zone

Elevation: 428'

Will Divide

**SALE PRICE: \$35,000/ACRE**



# AERIAL VIEW



5 Mile

- Population – 29,190
- HH Income - \$53,065

10 Miles

- Population – 266,062
- HH Income - \$51,119

15 Miles

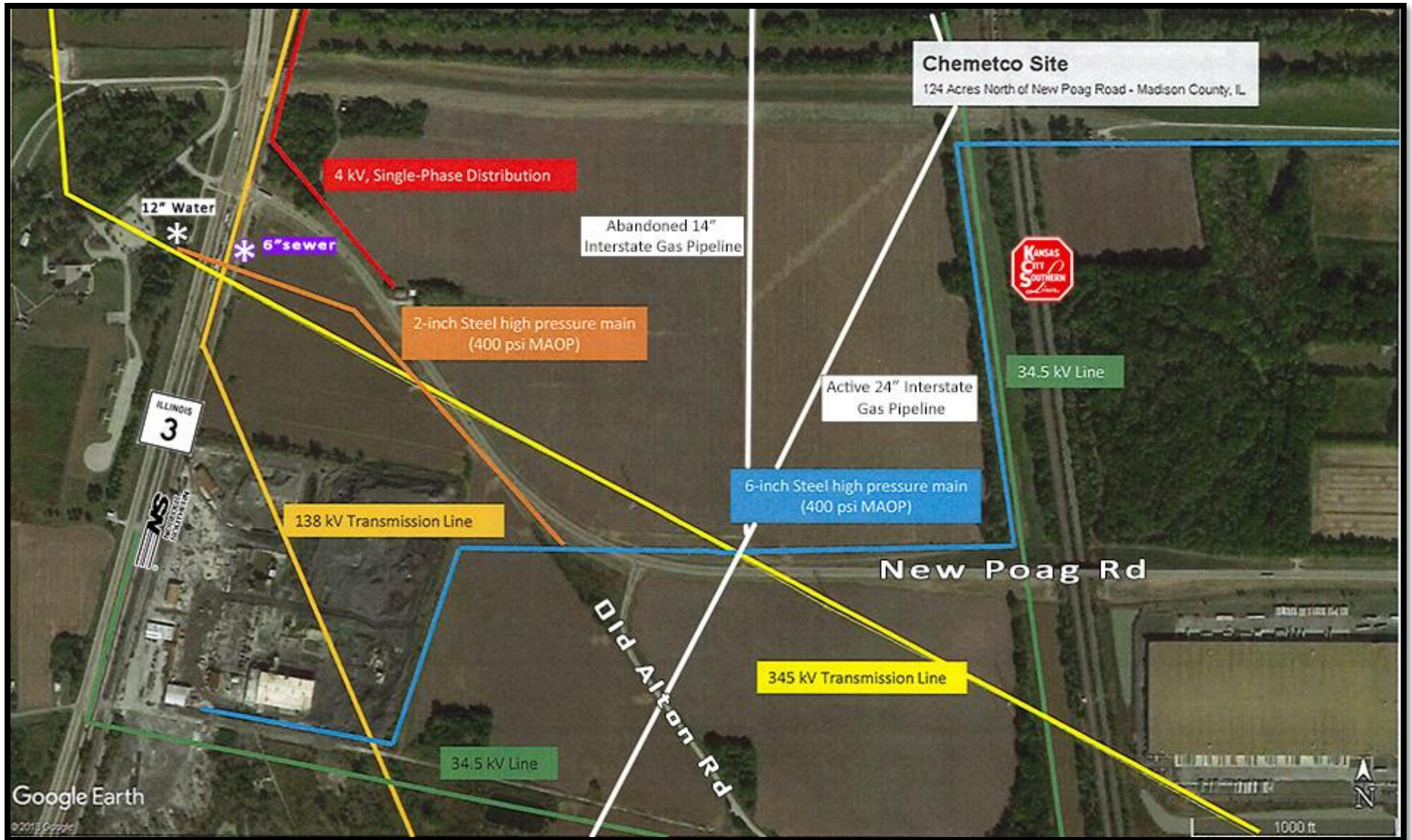
- Population – 713,617
- HH Income - \$47,212

Sites have excellent Interstate Access. Minutes from I-270, I-255 and near Lakeview and Gateway Commerce Centers.

St. Louis, MO – 12 Miles  
Indianapolis, IN – 236 Miles  
Kansas City, MO – 254 Miles  
Chicago, IL – 291 Miles



# UTILITY LOCATION MAP



**Listing No:** 132

**Land**

New Poag Rd & Route 3  
Hartford, IL 62040

**Total Acres Available:** 195.72

**Min Divisible Acres:** 7.00

**LAND MEASUREMENTS:**

**Acres:** 195.72

**Frontage:** Varies FT

**Depth:** Varies FT

**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-255/270 - 3 Miles

**Rail:** NFS & KCS - Adjacent

**Barge:** 1 Mile

**Airport:** St. Louis Regional - 10 Miles  
Lambert International - 20 Miles

**SALE INFORMATION:**

**For Sale:** Yes

**Sale Price:**

**Sale Price/Acre:** \$35,000

**Sale Price/SF:**

**LEASE INFORMATION:**

**For Lease:** No

**Lease Rate:**

**Lease Term:**

**Comments**

5 Industrial Development Sites Ranging from 7.0 - 125.0 Acres Contiguous. Located 2 miles west of I-255 and 3 Miles to the I-270 Interchange. Located in a TIF District and Enterprise Zone. Heavy Utilities, Rail and Barge Nearby. Environmental information available upon request. 428' Elevation Levels.

**PROPERTY INFORMATION:**

**Parcel No:** Multiple  
**County:** Madison  
**Zoning:** I-2  
**Zoning By:** Madison County  
**Complex:** Chemetco Bankruptcy Estate

**TIF:** Yes  
**Enterprise Zone:** Yes  
**Survey:** No  
**Environmental:** Yes  
**Archaeological:** No

**Property Tax:**  
**Tax Year:**  
**Traffic Count:** 7,000  
**Topography:** Level

**UTILITY INFORMATION**

<b>Water Provider:</b> Hartford	<b>Service:</b> 12"	<b>Location:</b> East of Route 3 South
<b>Sewer Provider:</b> Roxanna	<b>Service:</b> 6"	<b>Location:</b> Route 3 / West 426'
<b>Gas Provider:</b> Ameren IL	<b>Service:</b> 4" & 6"	<b>Location:</b> See Map
<b>Electric Provider:</b> Ameren IL	<b>Service:</b> 4KV & 12KV	<b>Location:</b> See Map
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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