# 3 DEVELOPMENT LOTS FOR SALE

East Gate South, Columbia, IL 62236





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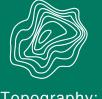
### **AREA MAP**

East Gate South, Columbia, IL 62236



## LOCATION OVERVIEW

3 Ready-To-Build Sites in a Business Park located 2 minutes from I-255 in Columbia, Illinois 62236. Sites range from 2.67 Acres to 3.53 Acres.



Topography: Level



I-255

# LAND PROPERTY SUMMARY

### East Gate South, Columbia, IL 62236



#### **SALE INFORMATION:**

\$480,000 Sale Price: Sale Price/Acre: \$50,740 Sale Price/SF: \$1.16

#### LAND MEASUREMENTS:

9.46 AC Acres: Total Acres Available: 9.46 AC Min Divisible Available: 2.67 AC Varies in FT Frontage/Depth: Subdivide Site: YES

#### **PROPERTY INFORMATION:**

Parcel No: 04-08-302-002-000, 003-

000,004-000,006-000

ΝO

County: Monroe

Zoning: BP-2-Columbia

TIF: NΟ

**ENTERPRISE Zone:** ΝO

Foreign Trade Zone:

Survey: ΝO

Environmental: NO

Archaeological: ΝO

Property Tax: \$176.04

Topography: Level



#### **UTILITY INFORMATION:**

Water Provider: City of Columbia Location: On-Site Sewer Provider: City of Columbia Location: On-Site Gas Provider: NONE Location: N/A Electric Provider: Ameren IL Location: On-Site Telecom Provider: NONE N/A Location:



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#### TRANSPORTATION:

1-255 Interstate:

#### **COMMENTS:**

• Lot 3: 3.53 AC for

\$170,000

• Lot 4: 2.67 AC for

\$150,000

• Lot 6: 3.26 AC for

\$160,000

• Lot 2: SOLD @ 3.67 AC for \$180,000

