

3 DEVELOPMENT LOTS FOR SALE

East Gate South, Columbia, IL 62236



DEVELOPMENT SITE

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

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

#1992

SALE INFORMATION:

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

LAND MEASUREMENTS:

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

PROPERTY INFORMATION:

Parcel No: 04-08-302-002-000, 003-000,004-000,006-000
County: Monroe
Zoning: BP-2-Columbia
TIF: NO
ENTERPRISE Zone: NO
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
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
Location: N/A

TRANSPORTATION:

Interstate: I-255

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



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