

# FOR SALE > 3.53 ACRE DEVELOPMENT SITE

East Gate South, Columbia, IL 62236



**SALE PRICE: \$170,000**

**BARBERMURPHY**

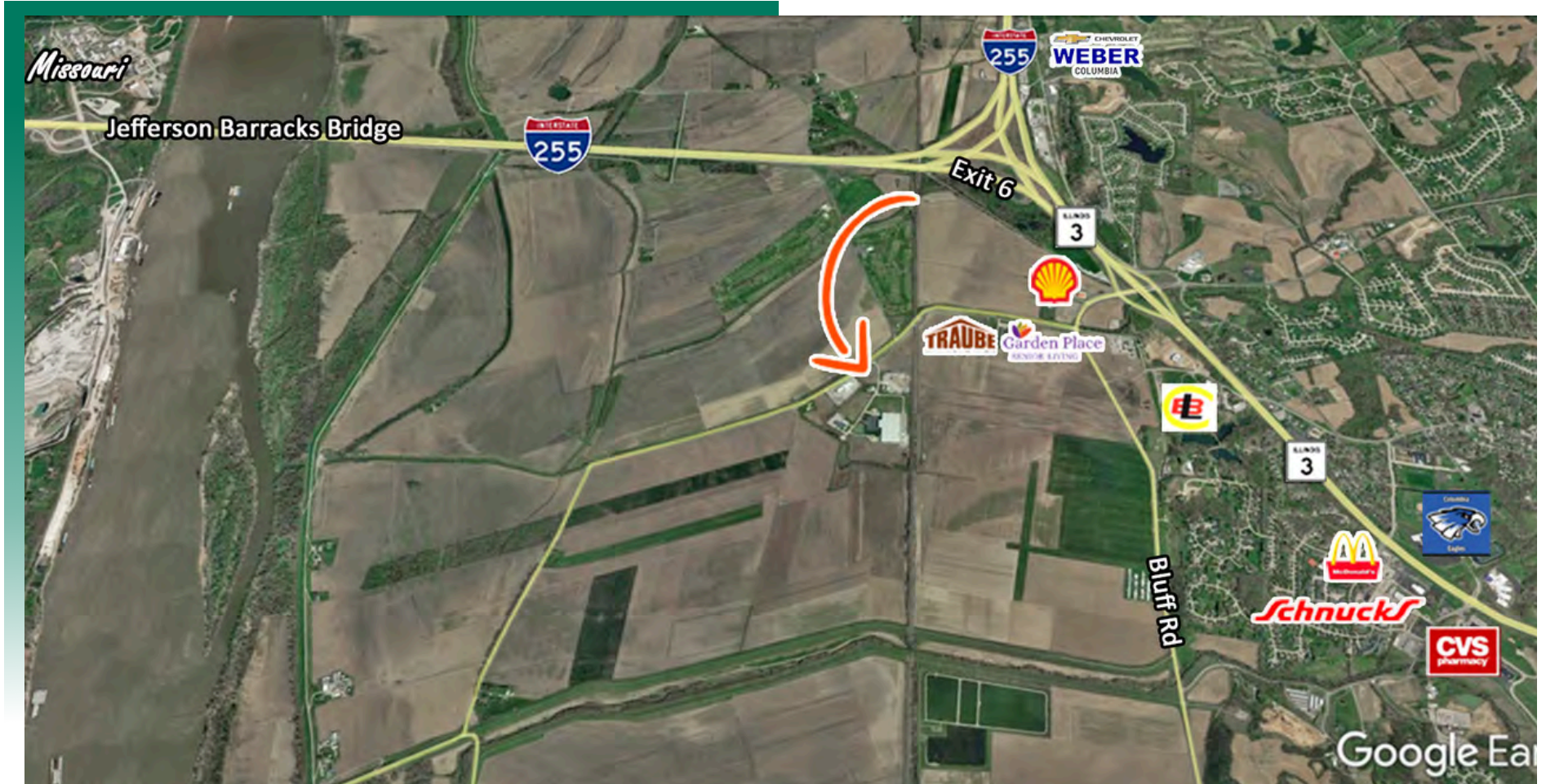
COMMERCIAL REAL ESTATE SOLUTIONS  
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# AREA MAP

East Gate South (Dd Rd), Columbia, IL



## LOCATION OVERVIEW

Located off IL Route 3 and within minutes of I-255 (exit 6).

FRONTAGE: 820'  
DEPTH: 495'

LEVEL TOPOGRAPHY

I-255

**EXIT**  
EXIT 6

# LAND PROPERTY SUMMARY

EAST GATE SOUTH (Dd Rd.) Columbia, IL

**LISTING #** 1992

## LOCATION DETAILS:

Parcel #: 04-08-302- 003-000  
County: IL - Monroe  
Zoning: BP -2 - Columbia

## PROPERTY OVERVIEW:

Lot Size: 3.53 Acres  
Min Divisible Acres: 3.53  
Max Contig Acres: 3.53  
Frontage: 820'  
Depth: 495'  
Topography: Level  
Archeological: No  
Environmental: No  
Survey: No

## TAX INCENTIVE ZONES:

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

## TRANSPORTATION:

Interstate Access: I-255

## DEMOGRAPHICS/FINANCIAL INFO:

Taxes: \$69.72  
Tax Year: 2022



## SALE INFORMATION:

Sale Price: \$170,000  
Price / Acre: \$48,159  
\$/SF (Land): \$1.11

## UTILITY INFO:

Water Provider: City of Columbia  
Water Location: On Site  
Sewer Provider: City of Columbia  
Sewer Location: On Site  
Gas Provider: N/A  
Gas Location: N/A  
Electric Provider: Ameren IL  
Electric Location: On Site

## PROPERTY DESCRIPTION:

3.53 acre ready to build site in a Business Park located 2 Minutes from I-255 in Columbia

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