# FOR SALE > 3.53 ACRE DEVELOPMENT SITE

East Gate South, Columbia, IL 62236



#### **BARBERMURPHY** COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269

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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 (Dd Rd), Columbia, IL



#### LOCATION OVERVIEW

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









EXIT 6

# BARBERMURPHY.COM

## LAND PROPERTY SUMMARY

EAST GATE SOUTH (Dd Rd.) Columbia, IL

Parcel #:04-08-302-003-000County:L - MonroeZoning:BP-2-ColumbiaPROPERTY OVERVIEW:Lot Size:3.53 AcresMin Divisible Acres:3.533.53Max Contig Acres:3.53Max Contig Acres:3.53Bertinge:820'Depth:495'Topography:LevelArcheological:NoSurvey:NoSurvey:NoTIF District:NoPrice / Acres:\$170,000Frontage:\$48,159Opportunity Zone:NoSurvey:NoPrice / Acres:\$1.11TIF District:NoPrice / Acres:City of ColumbiaOpportunity Zone:NoGorging Trade Zone:NoFrentage:1.255DEMOGRAPHICS/FINANCIAL INFO:PROPERTY OPVIder:DEMOGRAPHICS/FINANCIAL INFO:Price/Acres:DEMOGRAPHICS/FINANCIAL INFO:	LISTING #	1992		LOT 8 B.JSB/AC
County:IL - MonroeZoning:BP-2 - ColumbiaPROPERTY OVERVIEW:Lot Size:3.53 AcresMin Divisible Acres:3.53Max Contig Acres:3.53Frontage:8200Depth:495Topography:LevelArcheological:NoEnvironmental:NoSurvey:NoSurvey:NoSurvey:NoPrice / Acres:\$48,159Sylse Control Acres:\$48,159Survey:NoSurvey:Acresion:S	LOCATION DETAILS:			Dd Rd LOT 4 SOLD
County:   IL - Monroe     Zoning:   BP -2 - Columbia     PROPERTY OVERVIEW:   In Divisible Acres:     Lot Size:   3.53     Max Contig Acres:   3.53     Max Contig Acres:   3.53     Max Contig Acres:   3.53     Max Contig Acres:   3.53     Frontage:   820'     Depth:   495'     Topography:   Level     Archeological:   No     Survey:   No     Survey:   No     Survey:   No     Survey:   No     TIF District:   No     Mo   Sever Provider:     City of Columbia     Gas Provider:   City of Columbia     Foreign Trade Zone:   No     Sever Location:   On Site     Gas Provider:   N/A     Interstate Access:   I-255     Electric Provider:   Ameren IL	Parcel #:	04-08-302- 003-000	and the second s	
PROPERTY OVERVIEW:     Lot Size:   3.53 Acres     Min Divisible Acres:   3.53     Max Contig Acres:   3.53     Size:   3.53     Max Contig Acres:   3.53     Prontage:   820'     Depth:   495'     Topography:   Level     Archeological:   No     Environmental:   No     Survey:   No     Survey:   No     TIF District:   No     Copportunity Zone:   No     Opportunity Zone:   No     Sewer Provider:   City of Columbia     Gas Provider:   City of Columbia     Fransportation:   No     Sewer Provider:   Ni A     Gas Provider:   Ni A     Gas Provider:   Ni A     Gas Location:   On Site     Gas Location:   N/A     Interstate Access:   I-255     DEMOGRAPHICS/FINANCIAL INFO:   3: 3 cre ready to build site in a Business Patk located 2 Munites from I-255 in Columbia	County:	IL - Monroe		ERET ALCONTRACTOR
Lot Size:   3.53 Acres     Min Divisible Acres:   3.53     Max Contig Acres:   3.53     Saccontig Acres:   3.53     Prontage:   820'     Depth:   495'     Topography:   Level     Archeological:   No     Environmental:   No     Survey:   No     Survey:   No     TF District:   No     TIF District:   No     Opportunity Zone:   No     Porce:   No     Sewer Provider:   City of Columbia     Mater Location:   On Site     Gas Provider:   City of Columbia     Mater Location:   On Site     Gas Provider:   No     TRANSPORTATION:   Gas Provider:   N/A     Interstate Access:   I-255     DEMOGRAPHICS/FINANCIAL INFO:   PROPERTY DESCRIPTION:     3.53 acre ready the build site in a Buisness Patk located 2 Minutes from I-255 in Columbia	Zoning:	BP -2 - Columbia		
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Frontage:   820'     Depth:   495'     Topography:   Level     Archeological:   No     Environmental:   No     Survey:   No     TAX INCENTIVE ZONES:   Sale Price:     TIF District:   No     The prise Zone:   No     Opportunity Zone:   No     Sewer Provider:   City of Columbia     Opportunity Zone:   No     TRANSPORTATION:   Sewer Provider:     Interstate Access:   I-255     Edetric Location:   On Site     Gas Provider:   N/A     Electric Provider:   N/A     Electric Provider:   N/A     Enterprise Zone:   No     Sewer Provider:   City of Columbia     Water Location:   On Site     Gas Provider:   N/A     Electric Provider:   Armeren IL     Electric Provider:   Armeren IL     Electric Provider:   On Site     PROPERTY DESCRIPTION:   S3 are ready to build site in a Business Park located 2 Minutes from 1-255 in Columbia	Min Divisible Acres:	3.53		
Depth:   495'     Topography:   Level     Archeological:   No     Environmental:   No     Survey:   No     Price / Acre:   \$48,159     Survey:   No     TIF District:   No     Enterprise Zone:   No     Opportunity Zone:   No     Sewer Provider:   City of Columbia     Water Location:   On Site     Opportunity Zone:   No     Foreign Trade Zone:   No     Interstate Access:   I-255     Interstate Access:   I-255     DEMOGRAPHICS/FINANCIAL INFO:   PROPERTY DESCRIPTION:     3:53 acre ready to build site in a Business Park located 2 Minutes from I-255 in Columbia	Max Contig Acres:	3.53		
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Foreign Trade Zone:   No   Sewer Location:   On Site     TRANSPORTATION:   Gas Provider:   N/A     Interstate Access:   I-255   Electric Provider:   Ameren IL     Electric Location:   On Site     DEMOGRAPHICS/FINANCIAL INFO:   PROPERTY DESCRIPTION:     3 53 acre ready to build site in a Business Park located 2 Minutes from I-255 in Columbia	-		Water Location:	On Site
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	Taxes:	\$69.72	3.53 acre ready to build site in a Business Park located 2 Minutes from I-255 in Columbia	

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Tax Year:

2022

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COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Boulevard Shiloh, IL 62269 618-277-4400 BARBERMURPHY.COM **JOE HARDIN** Broker Associate O: (618) 277-4400 C: (618) 660-8759 joeh@barbermurphy.com