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

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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
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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