

LAND FOR SALE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

2.11 ACRE COMMERCIAL DEVELOPMENT SITE

2917 NORTH CENTER STREET, MARYVILLE, IL 62062



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400
BARBERMURPHY.COM

PRESENTED BY:

SCOTT REICHMANN
Broker
office: (618)277-4400
cell: (618)791-8396
scottr@barbermurphy.com

SALE PRICE: \$290,000

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.

SITE PLAN & PROPERTY DESCRIPTION

2.11 Acre Commercial Development Site
2917 North Center Street | Maryville, IL 62062

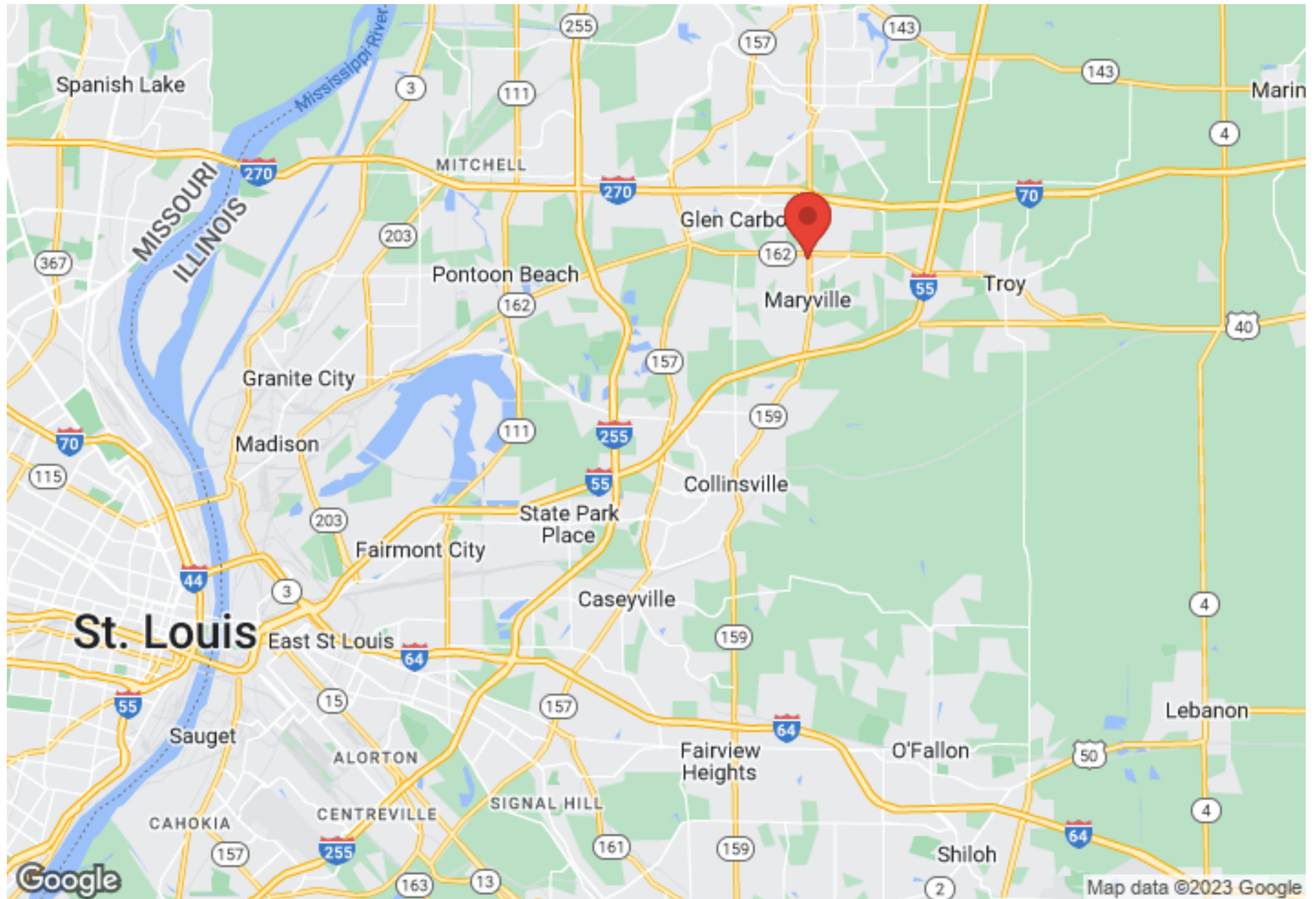


PROPERTY DESCRIPTION

- Prime location for Office/Retail development
- 100' of frontage on IL Route 159; 19,600 ADT Count
- All utilities are located on site
- Easy Access to I-55/70 and I-270

REGIONAL MAP

2.11 Acre Commercial Development Site
2917 North Center Street | Maryville, IL 62062



LAND PROPERTY SUMMARY

2.11 Acre Commercial Development Site
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LISTING # 2000

SALE/LEASE INFO

Price: \$290,000
Price / Acre: \$137,440
Price / SF: \$3.15

LAND MEASUREMENTS

Lot Size: 2.11 Acres
Min Divisible Acres: 2.11 Acres
Dimensions: 105' x 273'

PROPERTY INFO

APN: 13-1-21-02-03-301-013 &
13-2-21-02-03-301-012.004
County: IL - Madison
Zoning: B-1 Community Business - Villa
Topography: Flat
Traffic Count: 19,600
Property Taxes: \$2,258

UTILITY INFO

Water Provider/Location: American Water: At Site
Sewer Provider/Location: Village of Maryville: At Site
Gas Provider/Location: Ameren Illinois: At Site
Electric Provider/Location: Ameren Illinois: At Site

TRANSPORTATION

Interstate: I-55/70 & I-270
Rail: NA
Barge: NA



Property Description

Good development site on Rt. 159 corridor close to Rt 162 intersection for commercial/retail/office project.

Location Overview

Maryville is located in Madison County in southwestern Illinois. Geographically located approximately 18 miles northeast of the City of St. Louis, Maryville is part of the St. Louis Metropolitan Area.