

2.11 ACRE COMMERCIAL DEVELOPMENT SITE FOR SALE

2917 North Center St. Maryville, IL 62062



SALE PRICE: \$290,000

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

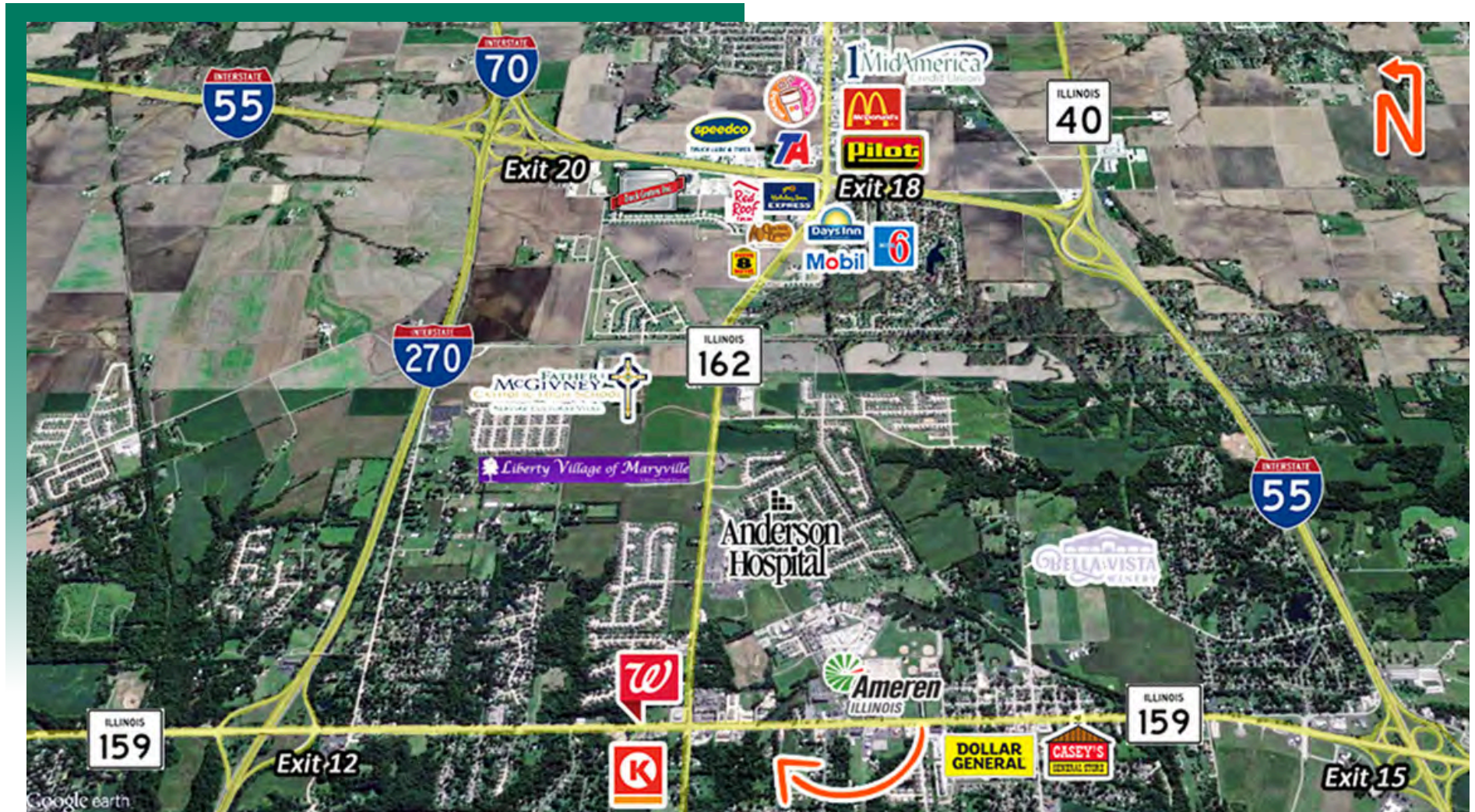
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

2917 North Center St. Maryville, IL 62062

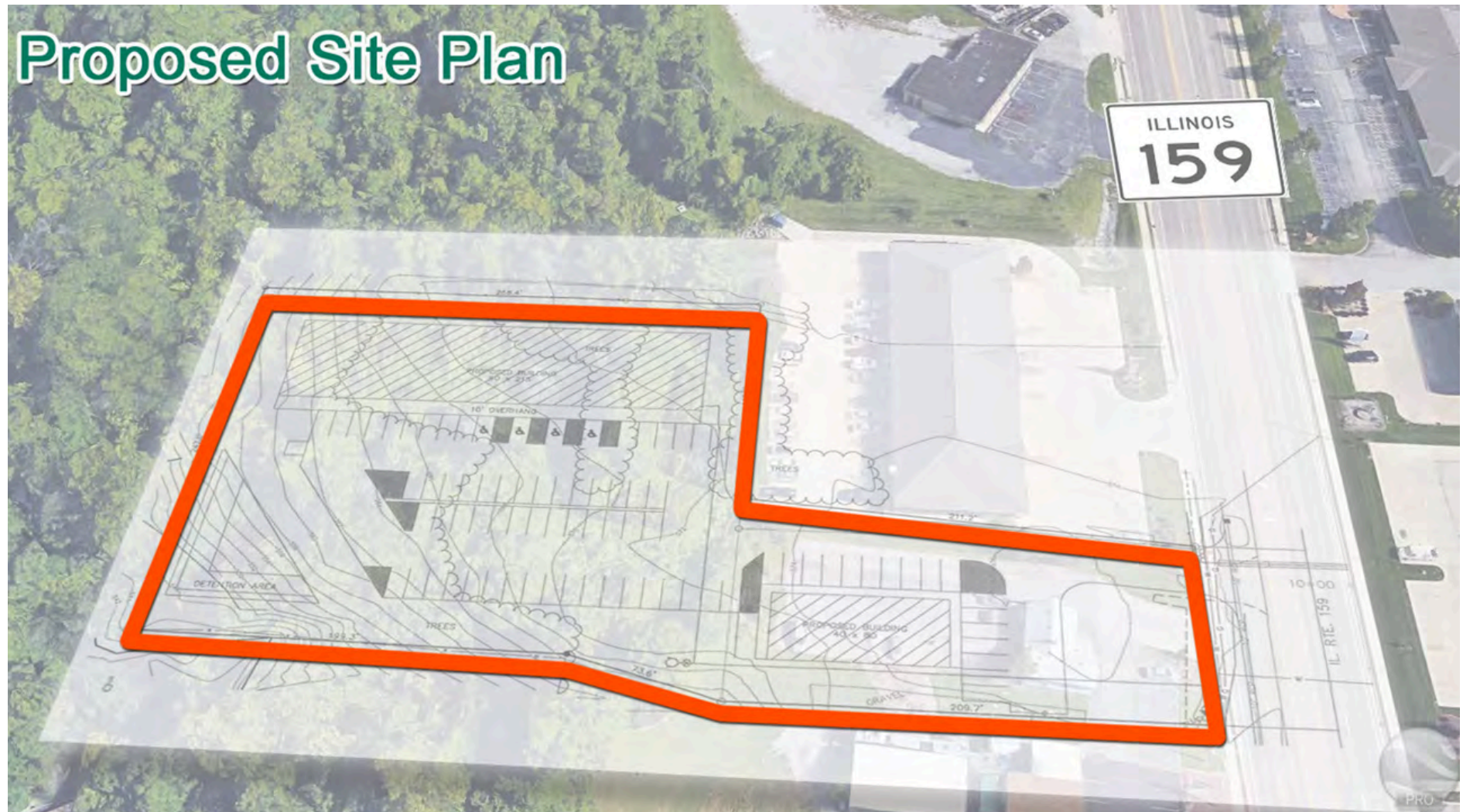


LOCATION OVERVIEW

The site is located on Route 159 (N Center St) in a high traffic/high visibility area with convenient and easy access to I-55/70 and I-270.

PROPOSED SITE PLAN

2917 North Center St. Maryville, IL 62062



LAND PROPERTY SUMMARY

2917 NORTH CENTER STREET

LISTING # 2000

LOCATION DETAILS:

Parcel #: 13-1-21-02-03-301-013*
County: IL - Madison
Zoning: B-1 Community Business - Villa

PROPERTY OVERVIEW:

Lot Size: 2.11 Acres
Min Divisible Acres: 2.11
Max Contig Acres: 2.11
Frontage: 105
Depth: 273
Topography: Flat
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-55/70 and I-270

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 19,600
Taxes: \$2,258.00



SALE INFORMATION:

Sale Price: \$290,000
Price / Acre: \$137,441
\$/SF (Land): \$3.16

UTILITY INFO:

Water Provider: American Water
Water Location: On Site
Sewer Provider: Village of Maryville
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

2+ acre development site on the Route 159 corridor close to the IL Route 162 intersection. Ideal location for a commercial/retail/office project. All utilities on site.

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