

3.38 ACRES INTERSTATE VISIBLE LAND

SE Quadrant of I-270 & Route 203, Granite City, IL 62040



DEVELOPMENT SITE FOR SALE

BARBERMURPHY
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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.

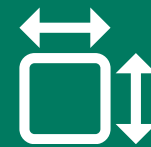
AREA MAP

SE Quadrant of I-270 & Route 203, Granite City, IL 62040



LOCATION OVERVIEW

Excellent location with easy access to I-270 (56,900 ADT) with Interstate visibility. Also near IL Route 203 (13,200 ADT), making it an excellent site for Fast food, Fuel station, etc.



Frontage:
587'



I-270

AREA MAP

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LAND PROPERTY SUMMARY

#2004

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SALE INFORMATION:

Sale Price: \$225,000
Sale Price/Acre: \$66,568
Sale Price/SF: \$1.53

LAND MEASUREMENTS:

Acres: 3.38 AC
Total Acres Available: 3.38 AC
Min Divisible Available: 3.38 AC
Frontage: 587 FT
Depth: Varies
Subdivide Site: NO

PROPERTY INFORMATION:

Parcel No: 18-1-14-33-02-203-001
County: Madison
Zoning: B-2- Granite City
Prior Use: Land
Traffic Count: 56,900 (I-270)
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$2,019
Tax Year: -
Topography: Flat, Level



UTILITY INFORMATION:

Water Provider: Mitchell Water District
Location: Rt 203 Frontage
Sewer Provider: Madison County SSA #1
Location: SE corner
Gas Provider: Ameren IL
Location: -
Electric Provider: Ameren IL
Location: On-Site
Telecom Provider: -
Location: -

TRANSPORTATION:

Interstate: I-270
Rail: -
Barge: -
Airport: -

COMMENTS:

All Utilities are located at or near site



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