

# Development Site w/Interstate Visibility

7012 Godfrey Road (US 67), Godfrey, IL 62035



- 14+/- Acre Commercial Development Site; Will Divide
- Zoned B-4 Hwy Business
- 1,700' of Fully Visible Interstate Frontage
- Located at the crossroads of IL Route 111, US 67 & I-255

Sale Price: \$130,000 per Acre

**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.



# Expanded Aerial



**Listing No:** 620

**Land**

**Commercial Site**

II-67 & II-255 Interchange  
7012-7018 Godfrey Road  
Godfrey, IL 62035

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$1,831,284  
**Sale Price/Acre:** \$130,062  
**Sale Price/SF:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

14.08 Acres with 1,700' Frontage Available for Commercial Development at the Interchanges of IL-255 and IL Route 67. Property Can Be Subdivided.

**Total Acres Available:** 14.08  
**Min Divisible Acres:** Negotiable

**LAND MEASUREMENTS:**

**Acres:** 14.08  
**Frontage:** 1,700 FT  
**Depth:** 1,000 FT  
**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-255  
**Rail:** No  
**Barge:** No  
**Airport:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b>	24-1-01-15-02-201-007.004; etc.	<b>TIF:</b>	Yes	<b>Property Tax:</b>	\$4,626.00
<b>County:</b>	Madison	<b>Enterprise Zone:</b>	Yes	<b>Tax Year:</b>	2017
<b>Zoning:</b>	B-4, Highway Business	<b>Survey:</b>	Yes	<b>Traffic Count:</b>	10,400
<b>Zoning By:</b>	Village of Godfrey	<b>Environmental:</b>	No	<b>Topography:</b>	Level/Slight Slope @ Rear
<b>Complex:</b>		<b>Archaeological:</b>	No		

**UTILITY INFORMATION**

<b>Water Provider:</b>	Village of Godfrey	<b>Service:</b>	12" Main	<b>Location:</b>	At Property Line
<b>Sewer Provider:</b>	Village of Godfrey	<b>Service:</b>	10" Main	<b>Location:</b>	Extendable
<b>Gas Provider:</b>	Ameren Illinois	<b>Service:</b>		<b>Location:</b>	Extendable
<b>Electric Provider:</b>	Ameren Illinois	<b>Service:</b>	Phase 3	<b>Location:</b>	At Property Line
<b>Telecom Provider:</b>		<b>Service:</b>		<b>Location:</b>	

**Listing Broker(s)**

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