

# 14 ACRE DEVELOPMENT SITE WITH INTERSTATE VISIBILITY

7012 Godfrey Rd. (US 67), Godfrey, IL 62035



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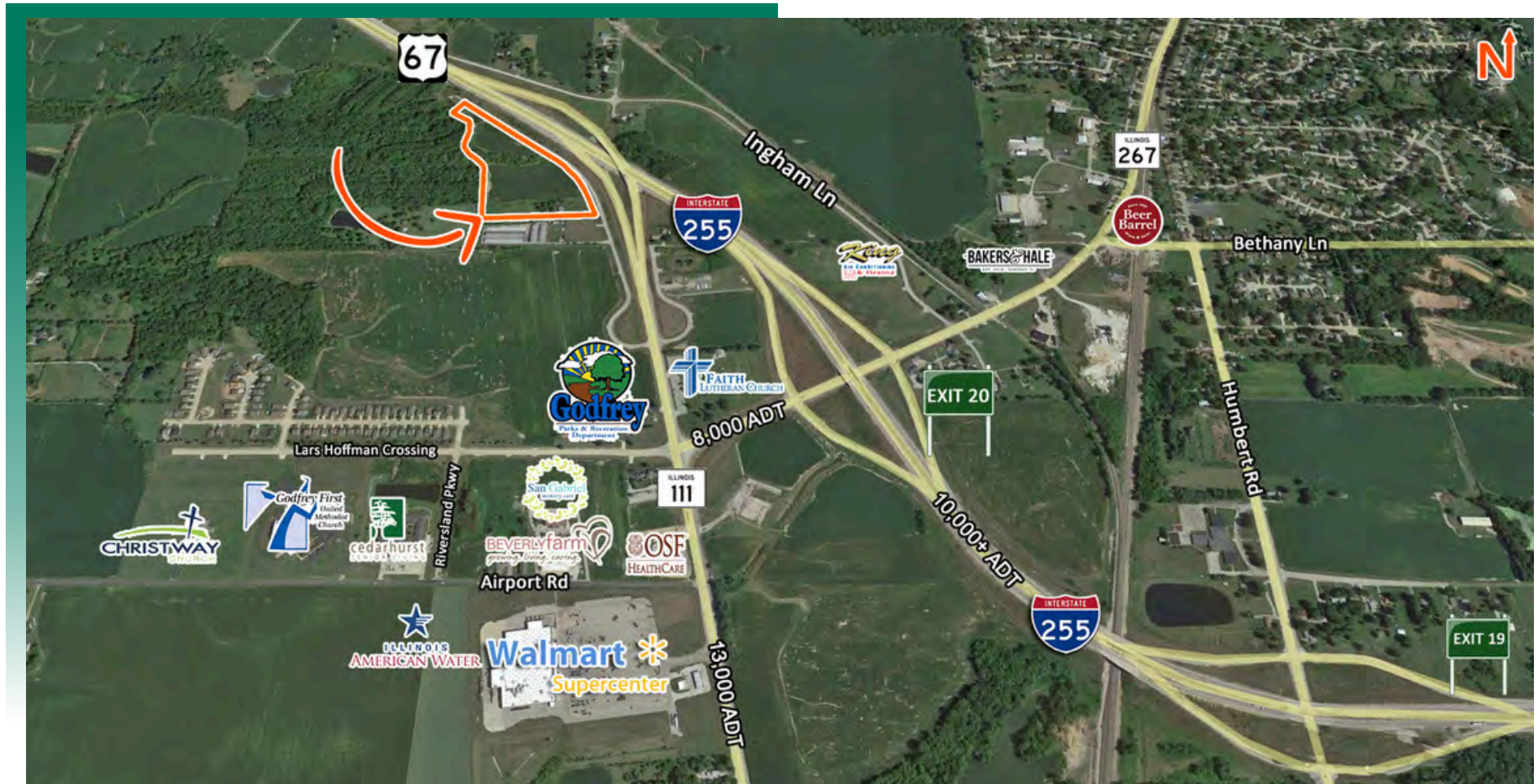


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

7012 Godfrey Rd. (US 67), Godfrey, IL 62035



### LOCATION OVERVIEW

Property is Located 3/4 Mile from the Wal-Mart Supercenter Development and Lewis and Clark Community College Campus. The Riverbend Region has had significant Residential and Commercial Development Investment with the Extension of IL-255 in the Transportation Corridor. Additional Corridor Information Available Upon Request.

# LAND PROPERTY SUMMARY

7012-7018 GODFREY ROAD

**LISTING #** 620

## LOCATION DETAILS:

Parcel #: 24-1-01-15-02-201-007.001/.003/.004/.006  
County: IL - Madison  
Zoning: B-4, Highway Business

## PROPERTY OVERVIEW:

Lot Size: 14.08 Acres  
Min Divisible Acres: Negotiable  
Max Contig Acres: 14.08  
Frontage: 1,700'  
Depth: 1,000'  
Topography: Level/Slight Slope at Rear  
Archeological: No  
Environmental: No  
Survey: No

## TAX INCENTIVE ZONES:

TIF District: Yes  
Enterprise Zone: Yes  
Opportunity Zone: No  
Foreign Trade Zone: No

## TRANSPORTATION:

Interstate Access: I-255

## DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 11,000 on I-255  
Taxes: \$347.28  
Tax Year: 2024



## SALE INFORMATION:

Sale Price: \$1,831,284  
Price / Acre: \$130,063

## UTILITY INFO:

Water Provider: Village of Godfrey  
Water Location: At Property Line  
Sewer Provider: Village of Godfrey  
Sewer Location: Extendable  
Gas Provider: Ameren IL  
Gas Location: Extendable  
Electric Provider: Ameren IL  
Electric Location: At Property Line

## PROPERTY DESCRIPTION:

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.