

45+/- ACRE RESIDENTIAL DEVELOPMENT SITE FOR SALE

Lemen Rd. & Lemen Settlement Rd., Collinsville, IL 62234



BARBERMURPHY

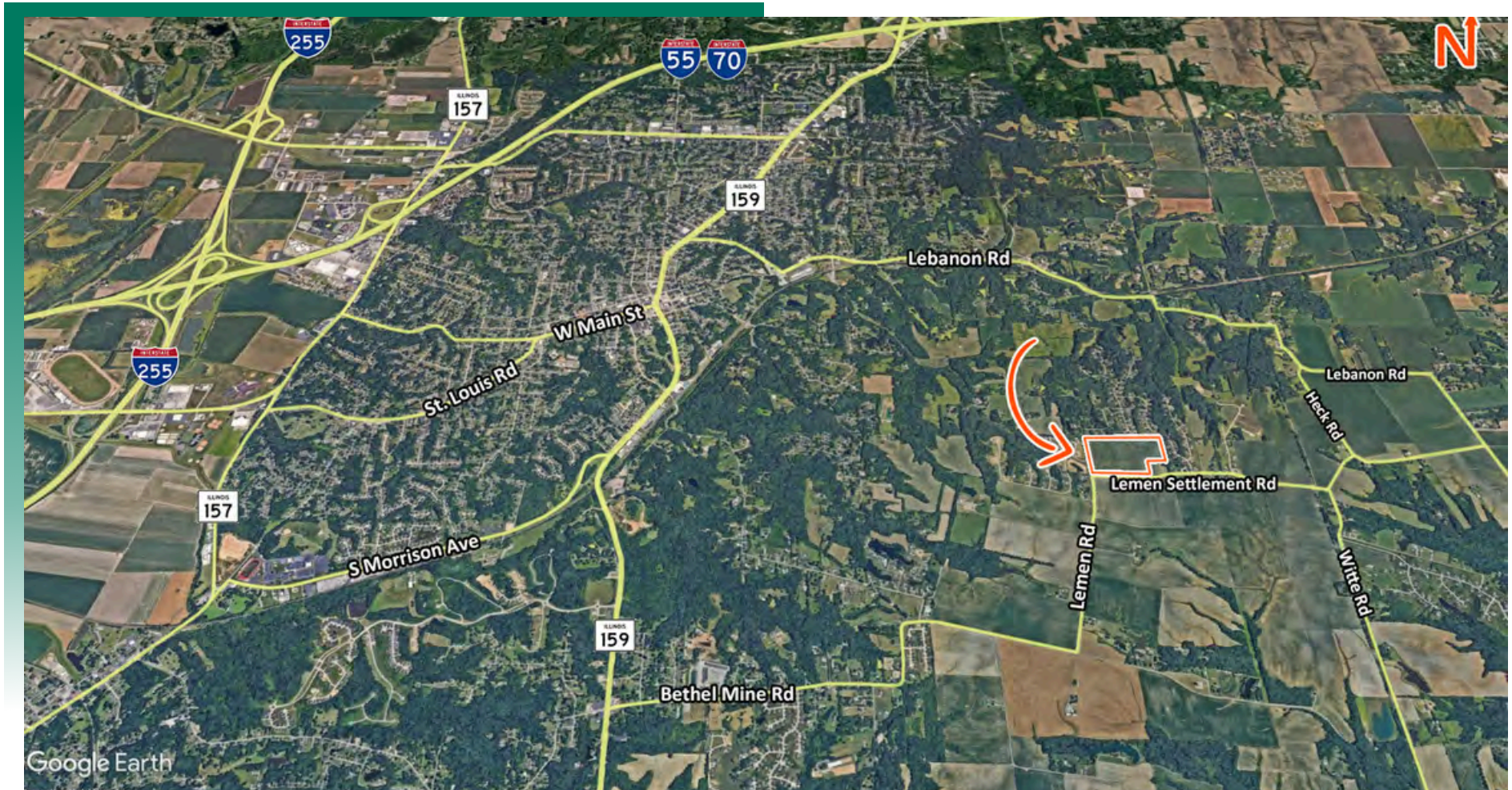
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

Lemen Settlement Rd. & Lemen Rd., Collinsville, IL

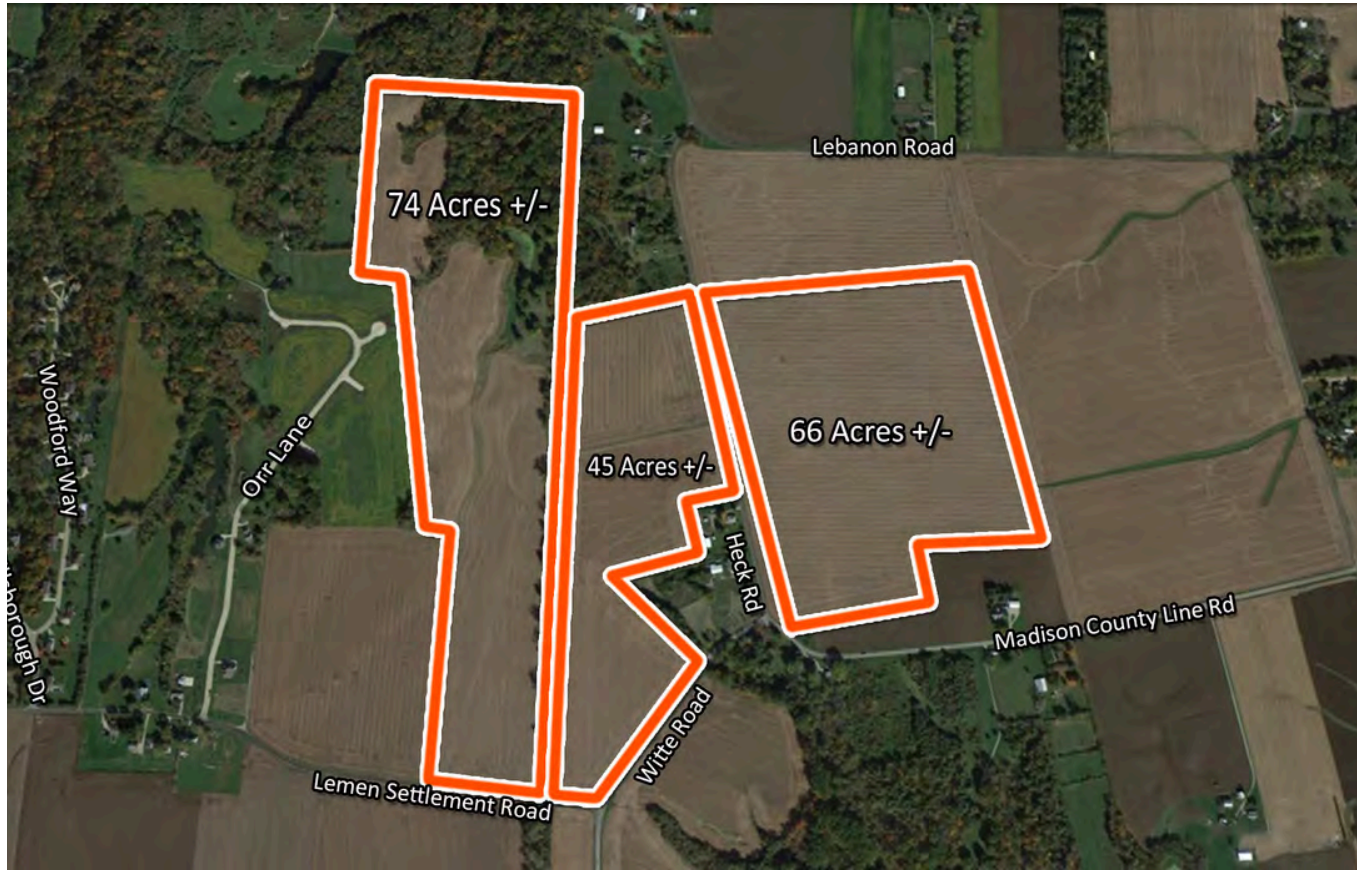


LOCATION OVERVIEW

Site is approximately 3.5 miles from Interstate 55/70, providing convenient access to major highways and minutes from Downtown Collinsville.

ADDITIONAL PARCELS AVAILABLE

Lemen Settlement Rd. & Lemen Rd., Collinsville, IL



ADDITIONAL PARCELS ADJACENT TO SITE AVAILABLE

66+/- ACRE SITE
SALE PRICE: \$18,000/ACRE

45+/- ACRE & 74+/- ACRE SITES
SALE PRICE: \$18,500



INTERSTATE
3.5 MILES



ZONING
AGRICULTURAL



LEVEL
TOPOGRAPHY



UTILITIES
WATER, GAS & ELECTRIC
AT/NEAR SITE

LAND PROPERTY SUMMARY

LEMEN RD & LEMEN SETTLEMENT RD

LISTING # 1115

LOCATION DETAILS:

Parcel #: 03-01.0-100-001
County: IL - St. Clair
Zoning: AG - Collinsville

PROPERTY OVERVIEW:

Lot Size: 45.34 Acres
Min Divisible Acres: 45.34
Max Contig Acres: 45.34
Frontage: 1221
Depth: Varies
Topography: Level
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



SALE INFORMATION:

Price / Acre: \$18,500

UTILITY INFO:

Water Provider: Caseyville
Water Location: On Site
Sewer Provider: None
Sewer Location: N/A
Gas Provider: Ameren IL
Gas Location: N&S of Lemen Settlement Rd
Electric Provider: Southwest Electric
Electric Location: On Site

PROPERTY DESCRIPTION:

45+/- acre development site. Ideal for residential development and adjoins other subdivisions. Frontage on Lemen Rd. & Lemen Settlement Rd. Price is subject to survey.