

Prime Development Site

405 Broadway Ave., South Roxana, IL 63017



- 5.5 Acre Development Site for Sale
- Prime Development Ground next to the Wood River Refinery
- Corner Lot next to the newly developed Dollar General
- Located on Route 111 w/5,200 ADT

BARBERMURPHY

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Sale Price: \$250,000



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: 2025

Land

405 South Broadway
South Roxana, IL 62087

SALE INFORMATION:

For Sale: Yes
Sale Price: \$250,000
Sale Price/Acre: \$45,450
Sale Price/SF: \$1.04

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

5.5 Acres of developable Land in South Roxana. Next to the Woodriver Refinery. 700' of frontage along IL Rt. 111 and 200' along Broadway. 0.5 Acres on corner is pad ready at Route 111 & S. Broadway. Zoned Industrial and B-2 Business.

Total Acres Available: 5.50
Min Divisible Acres: 0.50

LAND MEASUREMENTS:

Acres: 5.50
Frontage: 700 FT
Depth: 200 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: Highway 255 and IL - 111
Rail: CSX East Intermodal - 12 Miles
Barge: America's Central Port - 10 Miles
Airport: St. Louis Regional Airport - 5 Miles

PROPERTY INFORMATION:

Parcel No: 18-2-14-02-00-000-015;014
County: Madison
Zoning: Industrial and B2
Zoning By: Madison County
Complex:

TIF: No
Enterprise Zone: No
Survey: Yes
Environmental: No
Archaeological: No
Property Tax: \$741.02
Tax Year: 2018
Traffic Count: 5,200
Topography: Flat and wetlands

UTILITY INFORMATION

Water Provider: None	Service:	Location: Nearby
Sewer Provider: Madison Special Dist. 1	Service:	Location: Nearby
Gas Provider: Ameren IL	Service:	Location: Nearby
Electric Provider: Ameren IL	Service:	Location: Adjacent
Telecom Provider:	Service:	Location:

Listing Broker(s)

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