

# FOR SALE

# Commercial Development Site

Edwardsville Club Plaza, Edwardsville, IL 62025



## BARBERMURPHY

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# AREA MAP



## PROPERTY SUMMARY

- Commercial Development Lots Available in Edgewood/Glen Carbon Market
- Located in the Rapidly Developing RT 157 Corridor with office, hotel, and restaurants
- Build to Suit Opportunities Available

**LOT PRICES: \$150,000-\$400,000 per lot**

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# OFFERING HIGHLIGHTS



SIUe



3 Commercial Development Sites Available



**Preliminary Site Plan**

- General Commercial (Retail/Produce/Restaurant)
- General Commercial
- Residential Apartments
- Residential (Single Family/Multi Family Duplex)



Google Earth

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- Lot 1: 0.93 Acres
  - 135' of Frontage - \$400,000
- Lot 2: 0.38 Acres
  - \$150,000
- Lot 4: 0.15 Acres
  - \$175,000 or Build to Suit

**Listing No:** 2048

**Total Acres Available:** 1.46  
**Min Divisible Acres:** 0.15

**Land**

**Edwardsville Club Plaza- Lots**  
 2229 S State Rt 157  
 Edwardsville, IL 62025

**LAND MEASUREMENTS:**

**Acres:** 1.46  
**Frontage:** Varies per Lot FT  
**Depth:** Varies per Lot FT  
**Subdivide Site:** Yes

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:**  
**Sale Price/Acre:**  
**Sale Price/SF:**

**TRANSPORTATION :**

**Interstate:** I-270; I-55/70  
**Rail:** NA  
**Barge:** NA  
**Airport:** NA

**LEASE INFORMATION:**

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

**Comments**

Commercial Development Lots Available in Edwardsville/Glen Carbon Market. Located in the Professional Business Corridor of IL St Rt 157. Build to Suit Opportunities Available.



**PROPERTY INFORMATION:**

<b>Parcel No:</b>	Varies	<b>TIF:</b>	No	<b>Property Tax:</b>	
<b>County:</b>	Madison	<b>Enterprise Zone:</b>	No	<b>Tax Year:</b>	2021
<b>Zoning:</b>	B-2 Business District	<b>Survey:</b>	No	<b>Traffic Count:</b>	17,200
<b>Zoning By:</b>	City of Edwardsville	<b>Environmental:</b>	No	<b>Topography:</b>	Flat
<b>Complex:</b>	Edwardsville Club Plaza	<b>Archaeological:</b>	No		

**UTILITY INFORMATION**

<b>Water Provider:</b>	City of Edwardsville	<b>Service:</b>	<b>Location:</b>	On Site
<b>Sewer Provider:</b>	City of Edwardsville	<b>Service:</b>	<b>Location:</b>	On Site
<b>Gas Provider:</b>	Ameren IL	<b>Service:</b>	<b>Location:</b>	On Site
<b>Electric Provider:</b>	Ameren IL	<b>Service:</b>	<b>Location:</b>	On Site
<b>Telecom Provider:</b>		<b>Service:</b>	<b>Location:</b>	

**Listing Broker(s)**

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