

LAND FOR SALE

# PLATTED COMMERCIAL LOTS FOR SALE

ROUTE 66 BUSINESS PARK DRIVE, EDWARDSVILLE, IL 62025



**LOT PRICES: \$3.00-\$4.00/ SF**

**BARBER MURPHY**  
1173 Fortune Boulevard  
Shiloh, IL 62269  
BARBERMURPHY.COM

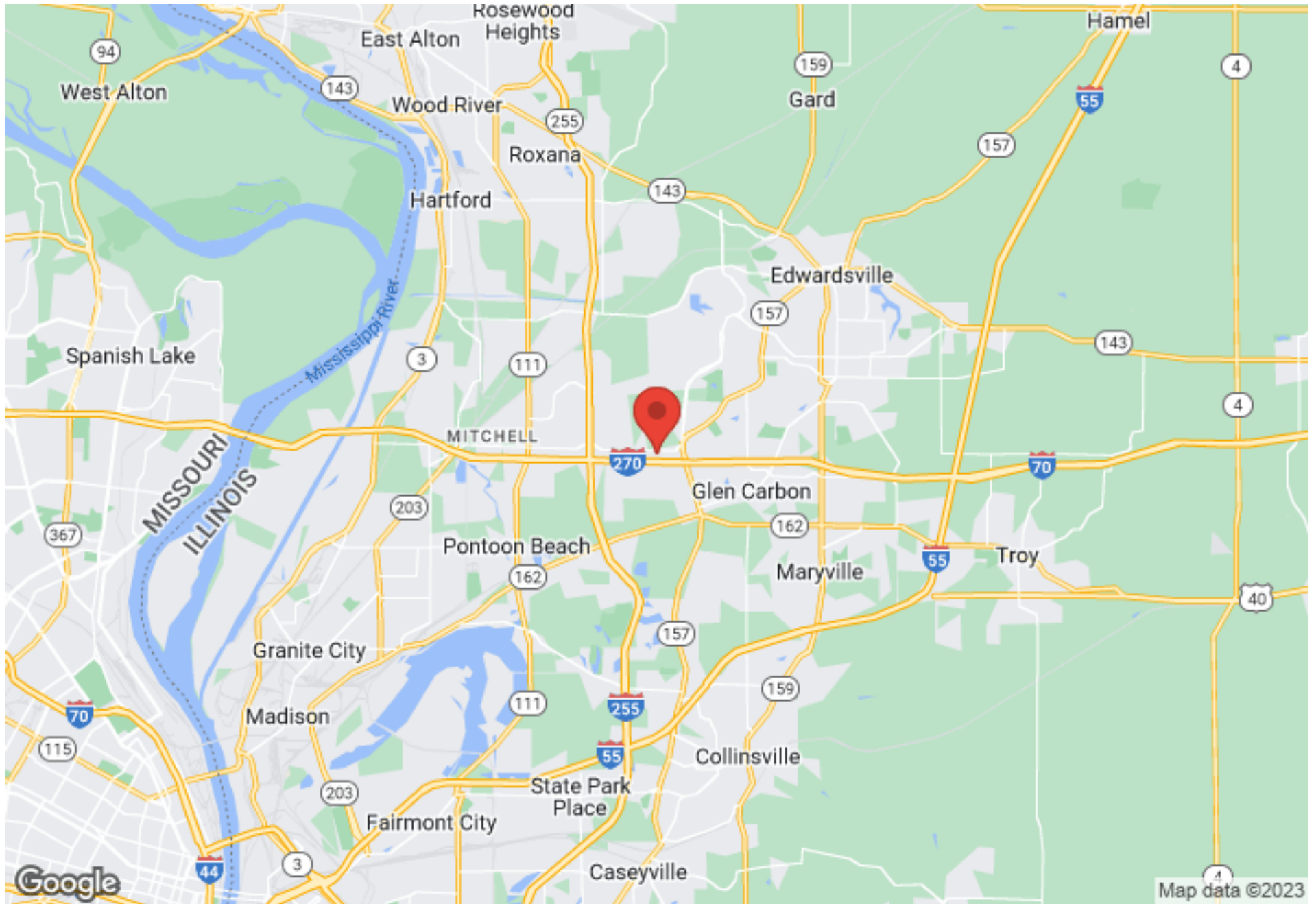
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

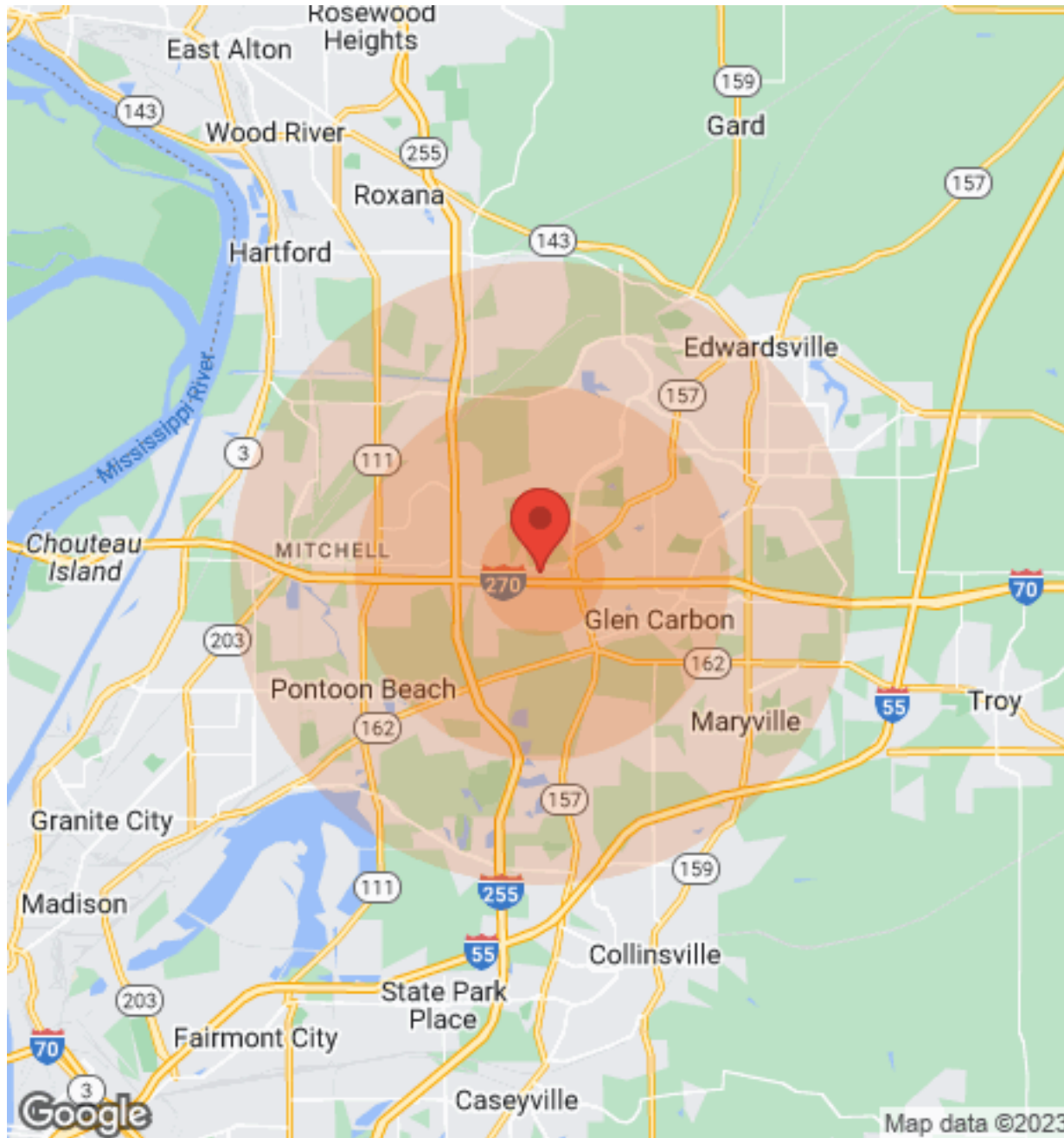
# REGIONAL MAP

Route 66 Business Park  
2751 Route 66 Business Park Drive | Edwardsville, IL 62025



# DEMOGRAPHICS

Route 66 Business Park  
2751 Route 66 Business Park Drive | Edwardsville, IL 62025



Population	1 Mile	3 Miles	5 Miles
Male	N/A	9,681	29,720
Female	N/A	10,451	32,518
Total Population	N/A	20,132	62,238

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$73,778	\$62,051
< \$15,000	N/A	651	2,409
\$15,000-\$24,999	N/A	534	1,992
\$25,000-\$34,999	N/A	620	2,163
\$35,000-\$49,999	N/A	575	2,480
\$50,000-\$74,999	N/A	1,237	4,654
\$75,000-\$99,999	N/A	1,111	3,714
\$100,000-\$149,999	N/A	1,471	4,370
\$150,000-\$199,999	N/A	688	1,397
> \$200,000	N/A	430	997

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	7,921	25,951
Occupied	N/A	7,529	24,416
Owner Occupied	N/A	5,290	17,666
Renter Occupied	N/A	2,239	6,750
Vacant	N/A	392	1,535

# LAND PROPERTY SUMMARY

Route 66 Business Park  
2751 Route 66 Business Park Drive | Edwardsville, IL 62025

## LISTING # 2049

### SALE/LEASE INFO

Price / SF: \$3,00 Lots 3-6 & 10-13  
\$4.00 Lots 7 & 8

### LAND MEASUREMENTS

Lot Size: 10.40 Acres  
Min Divisible Acres: 0.78

### PROPERTY INFO

APN: Varies  
County: IL - Madison  
Zoning: General Commercial  
Topography: Flat  
Traffic Count: 54,100  
Property Taxes: Varies per Lot

### UTILITY INFO

Water Provider/Location: Village of Glen Carbon, Extendable  
Sewer Provider/Location: Village of Glen Carbon, Extendable  
Gas Provider/Location: Ameren IL, Extendable  
Electric Provider/Location: Ameren IL, Extendable

### TRANSPORTATION

Interstate: I-270 & I-255



### PROPERTY DESCRIPTION

Platted commercial lots available in Edwardsville/Glen Carbon market. Interstate Lots with I-270 visibility have Average Daily Traffic Counts of 54,100 vehicles.

Lots 7 & 8 have 309' of Interstate Frontage with 54,100 ADT.

Build to Suit Opportunities Available.

### LOCATION OVERVIEW

Convenient access and visibility to IL-157 and I-270 at the entrance of Southern Illinois University at Edwardsville