

2.85 Acre Redevelopment Site

6537-6541 IL Route 162, Maryville, IL 62062



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PROPERTY SUMMARY

Commercial Redevelopment Site totaling 2.85+/- Acres near the intersection of IL Route 162 and IL Route 159. Adjacent the newly developed Circle K. 220' of Frontage on IL Route 162. Site is located in a TIF District.

REDUCED SALE PRICE: \$5.00 - \$7.07/SF

Listing No: 1497.1

Total Acres Available: 2.28

Min Divisible Acres: 2.28

Land

6541 State Route 162
Maryville, IL 62062

LAND MEASUREMENTS:

Acres: 2.28
Frontage: 120' FT
Depth: 493" FT
Subdivide Site: No

SALE INFORMATION:

For Sale: Yes
Sale Price: \$500,000
Sale Price/Acre:
Sale Price/SF: \$5.03

TRANSPORTATION :

Interstate: I-270
Rail: N/A
Barge: N/A
Airport: N/A

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 13-1-21-02-01-102-024	TIF: Yes	Property Tax: \$1,174.16
County: Madison	Enterprise Zone: No	Tax Year: 2021
Zoning: B-1	Survey: No	
Zoning By: Maryville	Environmental: No	Traffic Count: 27,000
Complex:	Archaeological: No	Topography: Some grade change at rear



Comments

2.28 Acre Lot at the Intersection of Route 159 and Route 162. Immediately west of the new Circle K. Located in a TIF District. Possible 0.57 additional acres also available.

UTILITY INFORMATION

Water Provider: Maryville	Service: 8"	Location: On Site
Sewer Provider: Maryville	Service:	Location: On Site
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

Scott Reichmann
Office: (618) 277-4400
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Listing No: 1707.1

Total Acres Available: 0.57
Min Divisible Acres: 0.57

Land

LAND MEASUREMENTS:

Acres: 0.57
Frontage: 100' FT
Depth: 248 FT
Subdivide Site: No

Commercial Development

TRANSPORTATION :

Interstate: I-270, I-55/70, I-255
Rail: No
Barge: No
Airport:

6537 State Route 162
 Maryville, IL 62062

SALE INFORMATION:

For Sale: Yes
Sale Price: \$175,000
Sale Price/Acre: \$308,000
Sale Price/SF: \$7.07



LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 13-2-21-02-01-102-023	TIF: Yes	Property Tax: \$3,150.00
County: Madison	Enterprise Zone: No	Tax Year: 2020
Zoning: B-1	Survey: No	
Zoning By: Maryville	Environmental: No	Traffic Count: 27,000
Complex:	Archaeological: No	Topography: Flat

Comments

This property should be combined with the property immediately to the east of it thereby providing a 220' frontage on State Route 162 one property west of the intersection of Rt. 162 and Hwy 159.

UTILITY INFORMATION

Water Provider: Maryville	Service: 8"	Location: On Site
Sewer Provider: Maryville	Service:	Location: On Site
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider:	Service:	Location:

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