

2.28 ACRE DEVELOPMENT SITE FOR SALE

6541 IL Route 162, Maryville, IL 62062



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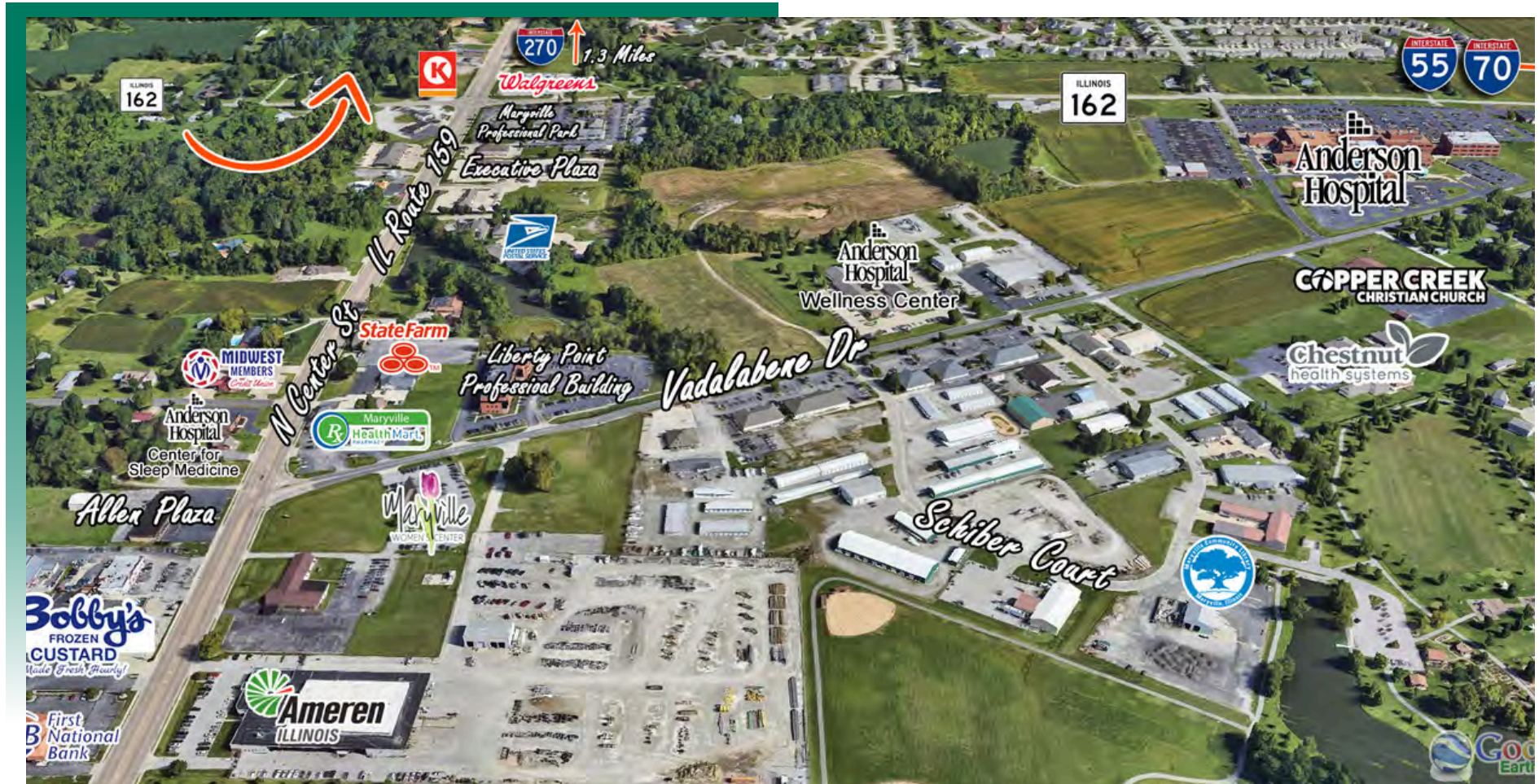
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

6541 State Route 162, Maryville



LOCATION OVERVIEW

2.28-acre commercial development site situated near the intersection of IL Route 162 and IL Route 159. It offers approximately 120 feet of frontage along IL Route 162, a major thoroughfare in the area.

The site is adjacent to a newly developed Circle K convenience store, enhancing its visibility and accessibility.



Frontage: 120'
Depth: 493'



I-270, I-55/70



UTILITIES: ON SITE



ZONING: B-1

LAND PROPERTY SUMMARY

6541 STATE ROUTE 162

LISTING # 1497

LOCATION DETAILS:

Parcel #: 13-1-21-02-01-102-024
County: IL - Madison
Zoning: B-1 - Maryville

PROPERTY OVERVIEW:

Lot Size: 2.28 Acres
Min Divisible Acres: 2.28
Max Contig Acres: 2.28
Frontage: 120'
Depth: 493'
Topography: Some grade change at rear
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-270, I-55/70

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 27,000



SALE INFORMATION:

Sale Price: \$360,000
Price / Acre: \$157,895
\$/SF (Land): \$3.62

UTILITY INFO:

Water Provider: Maryville
Water Location: On Site
Sewer Provider: Maryville
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

Property Description

2.28-acre commercial development site situated near the intersection of IL Route 162 and IL Route 159. It offers approximately 120 feet of frontage along IL Route 162, a major thoroughfare in the area. The site is adjacent to a newly developed Circle K convenience store, enhancing its visibility and accessibility. Additionally, the property is located within a Tax Increment Financing (TIF) District, which may provide potential financial incentives for development.