

SASAK PLAZA PROGRESS CENTER

Northwest Quadrant of I-64 and IL-157 Interchange, Caseyville, IL 62232



DEVELOPMENT SITES FOR SALE/LEASE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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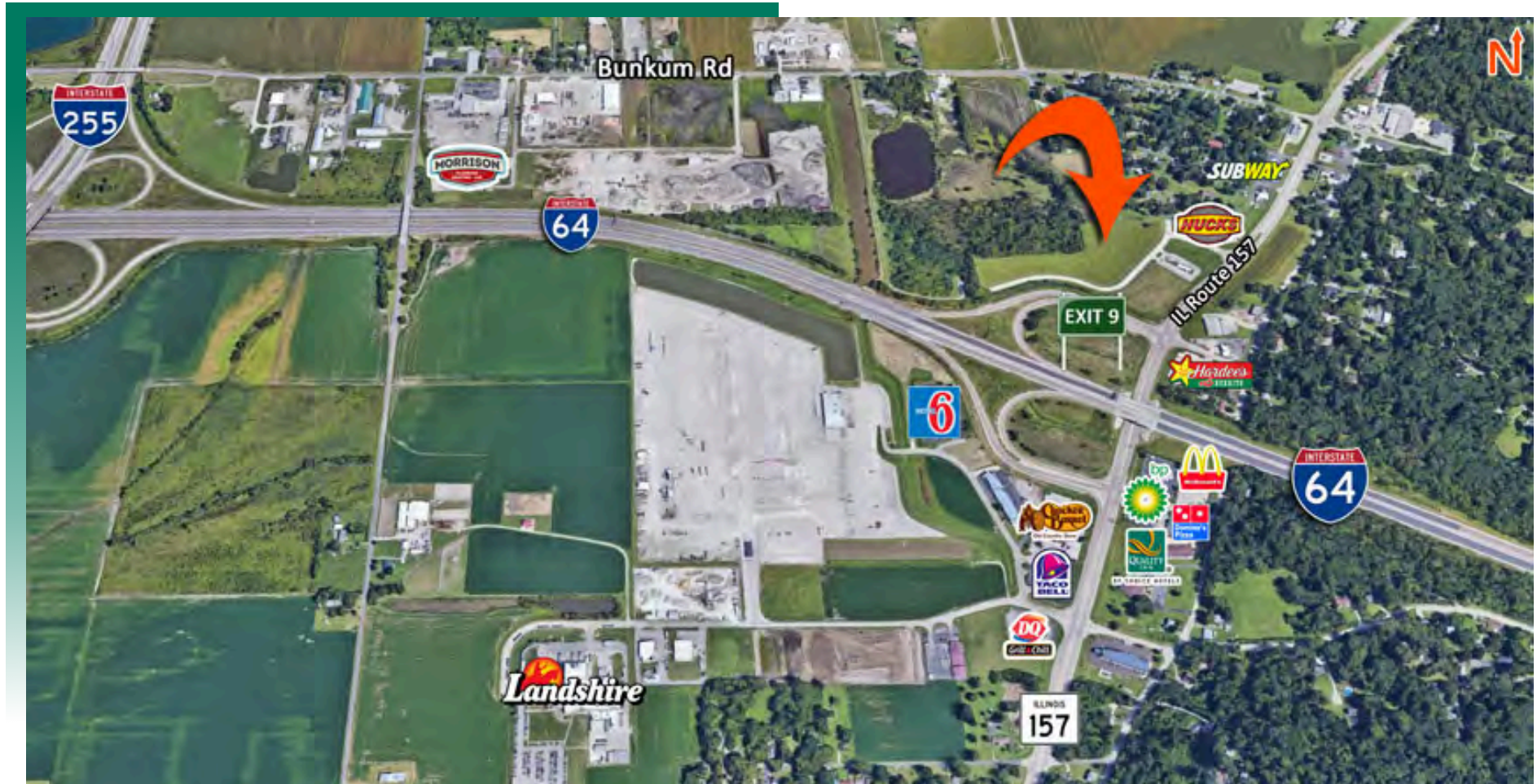
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

Northwest Quadrant of I-64 and IL-157 Interchange



LOCATION OVERVIEW

Located in the NW Quad of I-64 and IL Route 157. The site offers excellent interstate visibility, fronting the on-ramp to I-64 West and is surrounded by retail, quick service restaurants and hotels including McDonald's, Hardee's, Cracker Barrel, Quality Inn, Dairy Queen, Taco Bell, Domino's Pizza and Motel 6.

PRICING

Northwest Quadrant of I-64 and IL-157 Interchange



LOT #	ACREAGE	SF	LEASE RATE	SALE PRICE
1	0.77	33541.2	\$1.65/PSF	\$10/PSF
2	0.85	37026	\$1.65/PSF	\$10/PSF
3	0.83	36154.8	\$1.65/PSF	\$10/PSF
4	N/A	N/A	N/A	N/A
5	0.93	40510.8	\$1.95/PSF	\$11.75/PSF
6	N/A	N/A	N/A	N/A
7	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A
9	0.98	42688.8	\$1.11/PSF	\$8.25/PSF
10	0.94	40946.4	\$0.99/PSF	\$8.25/PSF
11	0.91	39639.6	\$0.99/PSF	\$8.25/PSF
12	1.0	43560.0	\$0.99/PSF	\$7.75/PSF
13	0.97	42253.2	\$0.99/PSF	\$7.75/PSF
14	0.73	31798.8	\$0.99/PSF	\$7.75/PSF
15	0.69	30056.4	\$0.99/PSF	\$7.75/PSF
16	0.92	40075.2	\$0.99/PSF	\$7.75/PSF
17	0.89	38768.4	\$0.99/PSF	\$7.75/PSF

LAND PROPERTY SUMMARY

I-64 AT IL-157

LISTING # 1045

LOCATION DETAILS:

Parcel #: 02-13.0-415-001/002/003/004/005
County: IL - St. Clair
Zoning: B-2 - Village of Caseyville

PROPERTY OVERVIEW:

Lot Size: 11.41 Acres
Min Divisible Acres: 0.69
Topography: Flat/Pad Ready Lots
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-64 and I-255

UTILITY INFO:

Water Provider: Village of Caseyville
Water Location: On Site upon paying tap fee
Sewer Provider: Village of Caseyville
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site



SALE INFORMATION:

\$/SF (Land): \$7.75 - \$11.75
Lease Rate: \$0.99 - \$1.95

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 94,700 (I-64)

Property Description

Sasak Plaza Progress Center - (17) pad-ready sites, ideal for restaurants, hotels, retail, office & entertainment uses. Lot sizes range from 0.69 to 4.8 contiguous acres (see brochure for site layout). All lots are zoned B-2 with full utilities available, and the property is located within a TIF District. The park currently includes Huck's Convenience Store, KFC and First Western Inn and is surrounded by additional restaurants, hotels, and retail establishments, including McDonald's, Hardee's, Cracker Barrel, Quality Inn, Dairy Queen, Taco Bell, Domino's Pizza and Motel 6. Lots may be divided.

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