

96 Acre Development Site

I-255 & McDonough Lake Rd., Collinsville, IL 62234

SALE PRICE: \$25,000/ACRE



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS Wayne Barber Jr. – SIOR
1173 Fortune Blvd. Shiloh, IL 62269 C: 618.593.4000
618.277.4400 barbermurphy.com Wayne@barbermurphy.com



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.



PROPERTY SUMMARY

96 Acres for Sale – May Divide
 1,200' of Frontage along I-255 with 48,800 ADT
 All Utilities Available

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	26,481	62,435	252,697
HH INCOME	\$57,951	\$62,884	\$60,849

Listing No: 311**Total Acres Available:** 96.00
Min Divisible Acres: 96.00**Land****I-255 and McDonough Lake Road
Collinsville, IL 62234****LAND MEASUREMENTS:****Acres:** 96.00
Frontage: 1,200 FT
Depth: 3,500 FT
Subdivide Site: Possible**SALE INFORMATION:****For Sale:** Yes
Sale Price: \$2,400,000
Sale Price/Acre: \$25,000
Sale Price/SF: \$0.57**TRANSPORTATION :****Interstate:** I-255
Rail: No
Barge: No
Airport: No**LEASE INFORMATION:****For Lease:** No
Lease Rate:
Lease Term:**Comments**

1,200' of Frontage on I-255 at Exit 26 (Horseshoe Lake Rd). Fournie Lane extension proposed to site by city. All Utilities Available. Additional Parcels: 13-1-21-20-00-000-001/002. May Divide.

**PROPERTY INFORMATION:**

Parcel No:	13-1-21-19-00-000-006...	TIF:	No	Property Tax:	\$1,711.00
County:	Madison	Enterprise Zone:	No	Tax Year:	2020
Zoning:	R1	Survey:	No	Traffic Count:	48,800 (I-255)
Zoning By:	Collinsville	Environmental:	No	Topography:	Flat, Tillable
Complex:		Archaeological:	No		

UTILITY INFORMATION

Water Provider:	Collinsville	Service:	10" Main	Location:	1129 McDonough
Sewer Provider:	Collinsville	Service:	10" Gravity / 8" Forced	Location:	1129 McDonough
Gas Provider:	Ameren Illinois	Service:		Location:	
Electric Provider:	Southwest Electric	Service:		Location:	
Telecom Provider:		Service:		Location:	

Listing Broker(s)Wayne Barber, Jr. SIOR
Office: 618-277-4400
Wayne@barbermurphy.com
Cell: 618-593-4000