

# FOR SALE

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



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# AREA MAP

I-255 & McDonough Lake Dr., Collinsville, IL



## LOCATION OVERVIEW

The property is situated at the intersection of Interstate 255 and McDonough Lake Road (Horseshoe Lake Road – Exit 26) in Collinsville, Illinois, a key commercial corridor within the Metro East/St. Louis MSA.

### Regional Connectivity

- Direct access to I-255
- Quick connectivity to I-55 and I-70
- Minutes from major retail, hospitality, and distribution corridors
- Strong regional logistics access throughout Madison County and the greater St. Louis metropolitan area

# LAND PROPERTY SUMMARY

I-255 & MCDONOUGH LAKE RD., COLLINSVILLE, IL

**LISTING #** 311

## LOCATION DETAILS:

Parcel #: 13-1-21-19-00-000-006  
County: IL - Madison  
Zoning: R1 - Collinsville

## PROPERTY OVERVIEW:

Lot Size: 96.0 Acres  
Min Divisible Acres: 96  
Max Contig Acres: 96  
Frontage: 1,200  
Depth: 3,500  
Topography: Flat, Tillable  
Archeological: No  
Environmental: No  
Survey: No

## TAX INCENTIVE ZONES:

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

## TRANSPORTATION:

Interstate Access: I-255 / I-55/70

## DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 40,000+ (I-255)  
Taxes: \$2,514.32  
Tax Year: 2024



## SALE INFORMATION:

Sale Price: \$2,400,000  
Price / Acre: \$25,000  
\$/SF (Land): \$0.57

## UTILITY INFO:

Water Provider: City of Collinsville  
Water Location: 1129 McDonough  
Sewer Provider: City of Collinsville  
Sewer Location: 1129 McDonough  
Gas Provider: Ameren IL  
Gas Location: -  
Electric Provider: Southwestern Electric  
Electric Location: -

## PROPERTY DESCRIPTION:

96.0 acre site, strategically located at I-255 and McDonough Lake Road (Exit 26). It has 1,200 feet of frontage along I-255, benefiting from a daily traffic count of over 45,000 vehicles per day, providing strong exposure. The site is adjacent the new Dayton Freight location.