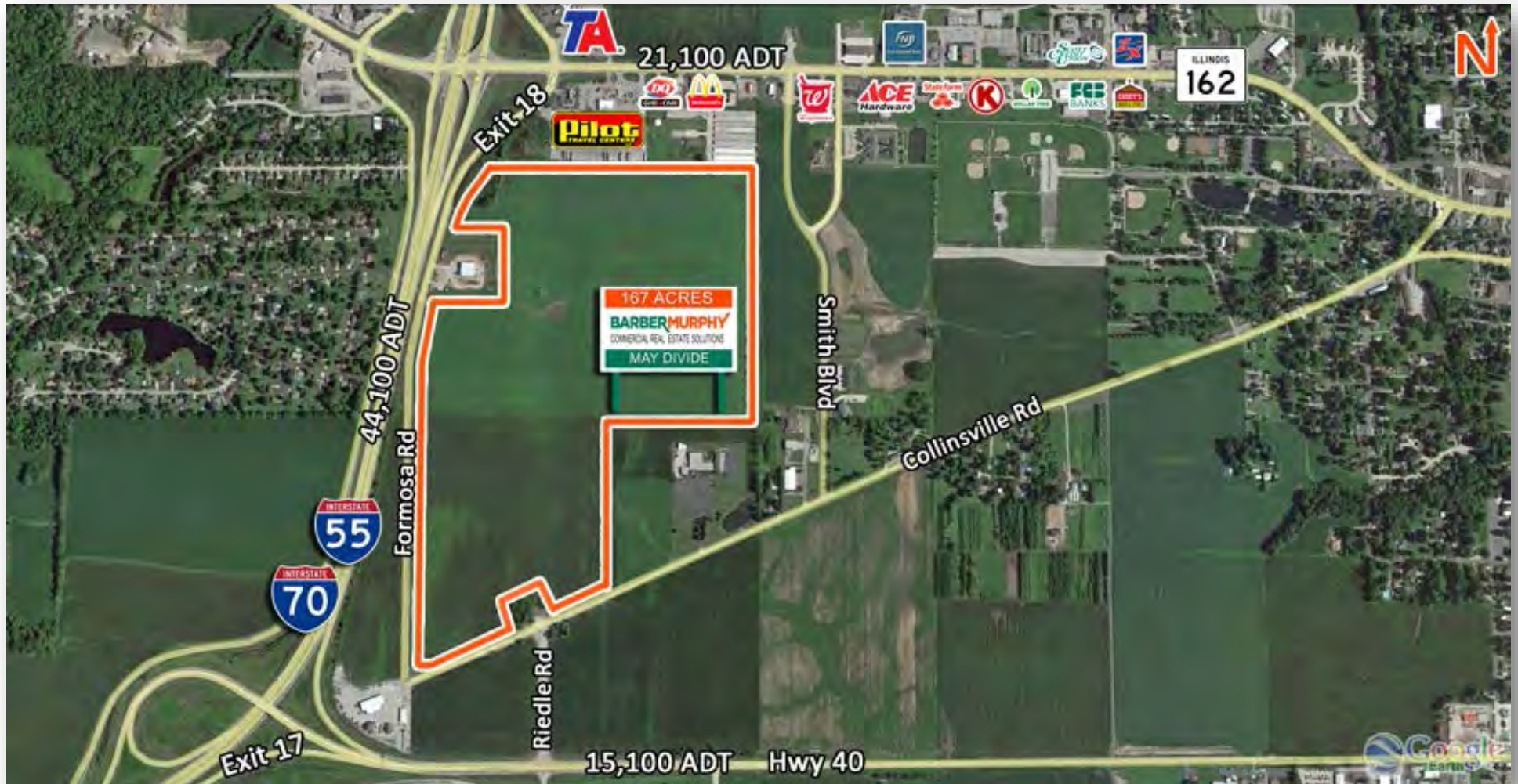


167 ACRES – MAY DIVIDE

South Formosa & Collinsville Rd.
Troy, Illinois 62294

PROPOSED TROY JUNCTION CENTRE
SALE PRICE: \$65,000/ACRE



BARBERMURPHY

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618.277.4400 barbermurphy.com

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Collin Fischer – CCIM
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PROPERTY SUMMARY

167 Acres for Sale – May Divide
Access from two interchanges, I-55 (Exits 17 & 18)
44,100 ADT on I-55/70
30 Minutes from Downtown St. Louis



DEMOGRAPHICS

	10 MIN	20 MIN	30 MIN
POPULATION	27,652	184,785	740,118
HH INCOME	\$78,593	\$59,430	\$47,401

Listing No: 888

Land

Proposed Troy Junction Centre
South Formosa Road and
Collinsville Road
Troy, IL 62294

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/Acre: \$65,000
Sale Price/SF:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

Seller will divide; pricing TBD.

Total Acres Available: 167.00

Min Divisible Acres: 5.00

LAND MEASUREMENTS:

Acres: 167.00
Frontage: 3,500 FT
Depth: 2,600 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-55/70; I-270
Rail:
Barge:
Airport:

PROPERTY INFORMATION:

Parcel No: 09-1-22-08-00-000-002/015
County: Madison
Zoning: Agricultural
Zoning By: Troy
Complex:

TIF:
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$4,216.00
Tax Year: 2017
Traffic Count: 44,100
Topography: Flat

UTILITY INFORMATION

Water Provider:	City of Troy	Service:	Location:	On Site
Sewer Provider:	City of Troy	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)

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