

Sale or Lease > 3 AC Development Site

204-206 North Bluff Rd
Collinsville, IL 62234



Reduced Sale Price: \$398,000

BARBERMURPHY

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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.



Demographics

	1 Mile	3 Mile	5 Mile
Population	4,714	30,972	54,016
HH Income	\$47,972	\$49,077	\$53,460

Listing No: 2111

Land

204 - 206 North Bluff Road
Collinsville, IL 62234

SALE INFORMATION:

For Sale: Yes
Sale Price: \$398,000
Sale Price/Acre:
Sale Price/SF:

LEASE INFORMATION:

For Lease: Yes
Lease Rate:
Lease Term:

Comments

3 AC site available just south of Collinsville Crossing and across from Walmart & Home Depot. TIF district. Seller will consider land lease or subdividing.

Total Acres Available: 3.03

Min Divisible Acres: 3.03

LAND MEASUREMENTS:

Acres: 3.03
Frontage: 458 FT
Depth: Varies FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-255 and 55/70
Rail: N/A
Barge: N/A
Airport: N/A

PROPERTY INFORMATION:

Parcel No:	13-2-21-32-06-103-013, 13-2-21-32-07-202-001	TIF:	Yes	Property Tax:	\$3,836.00
County:	Madison	Enterprise Zone:	No	Tax Year:	2018
Zoning:	B-3	Survey:	No	Traffic Count:	18,400
Zoning By:	City of Collinsville	Environmental:	No	Topography:	Flat to Hilly
Complex:		Archaeological:	No		

UTILITY INFORMATION

Water Provider:	City of Collinsville	Service:	Location:	At Site
Sewer Provider:	City of Collinsville	Service:	Location:	At Site
Gas Provider:	Ameren Illinois	Service:	Location:	At Site
Electric Provider:	Ameren Illinois	Service:	Location:	At Site
Telecom Provider:		Service:	Location:	

Listing Broker(s)

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