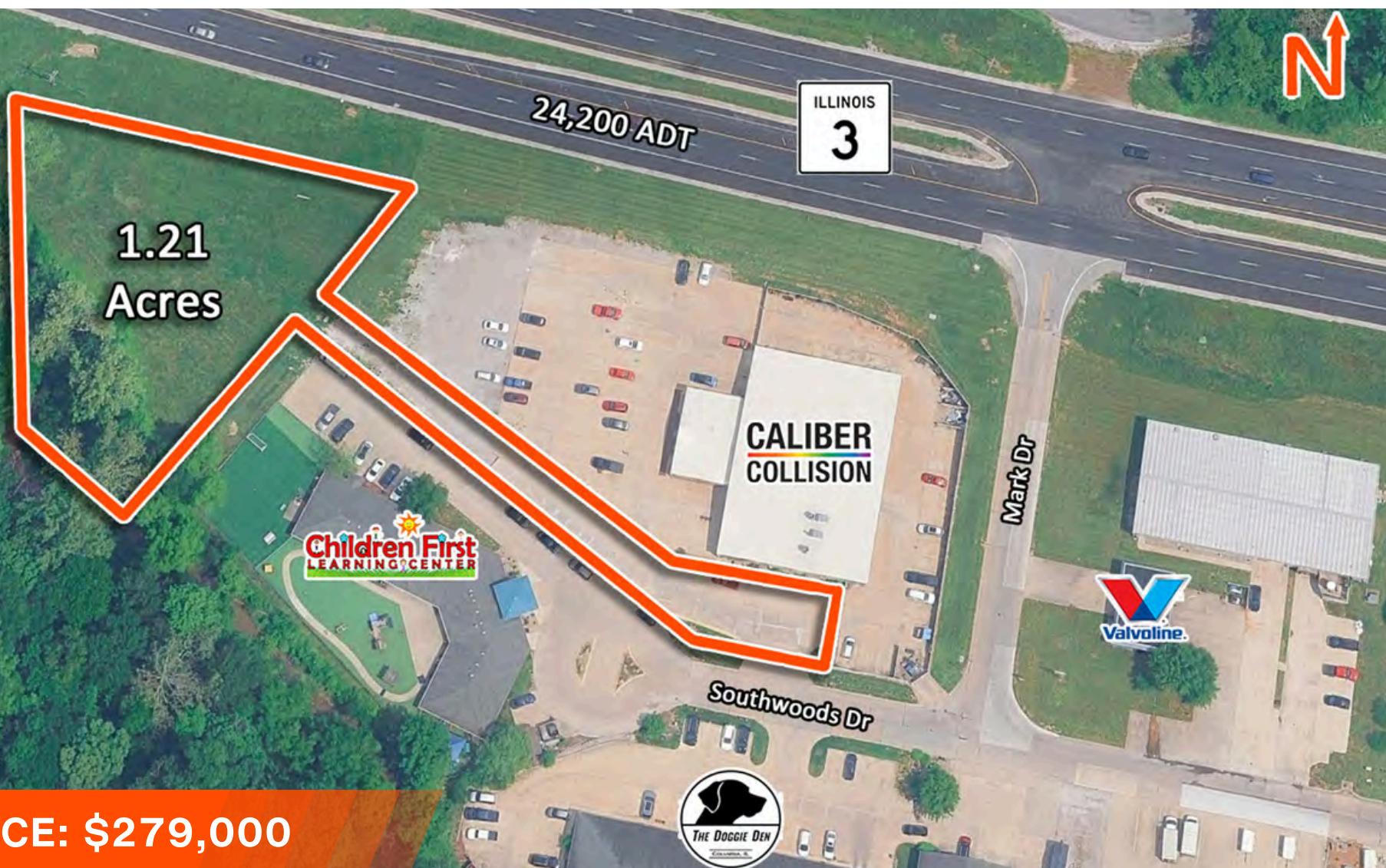


# 1.21 ACRE DEVELOPMENT SITE

Southwoods Dr., Columbia, IL 62236



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

Joe Hardin  
Broker Associate  
Office: (618) 277-4400 (Ext. 16)  
Cell: (618) 660-8759  
joeh@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.

# AREA MAP

Southwoods Dr., Columbia, IL 62236



## LOCATION OVERVIEW

Located in Southwoods Center near the intersection of IL Route 3 and South Main St. High visibility site with 24,200 ADT along IL Route 3.

# LAND PROPERTY SUMMARY

## SOUTHWOODS DR

**LISTING #** 693

### LOCATION DETAILS:

Parcel #: 04-22-165-008-000  
County: IL - Monroe  
Zoning: CC3 - Columbia

### PROPERTY OVERVIEW:

Lot Size: 1.21 Acres  
Min Divisible Acres: 1.21  
Max Contig Acres: 1.21  
Frontage: 238  
Depth: 271  
Topography: Level  
Archeological: No  
Environmental: No  
Survey: No

### TAX INCENTIVE ZONES:

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

### DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 24200  
Taxes: \$3,447.00  
Tax Year: 2024



### SALE INFORMATION:

Sale Price: \$279,000  
\$/SF (Land): \$5.29

### UTILITY INFO:

Water Provider: City of Columbia  
Water Location: At Southwood  
Sewer Provider: City of Columbia  
Sewer Location: At Southwood  
Gas Provider: Ameren IL  
Gas Location: At Southwood  
Electric Provider: Ameren IL  
Electric Location: At Southwood

### PROPERTY DESCRIPTION:

One of the few available sites with C3 zoning along Rte 3 in Columbia. Additional adjacent ground is available. Concept Plans and surveys are available.