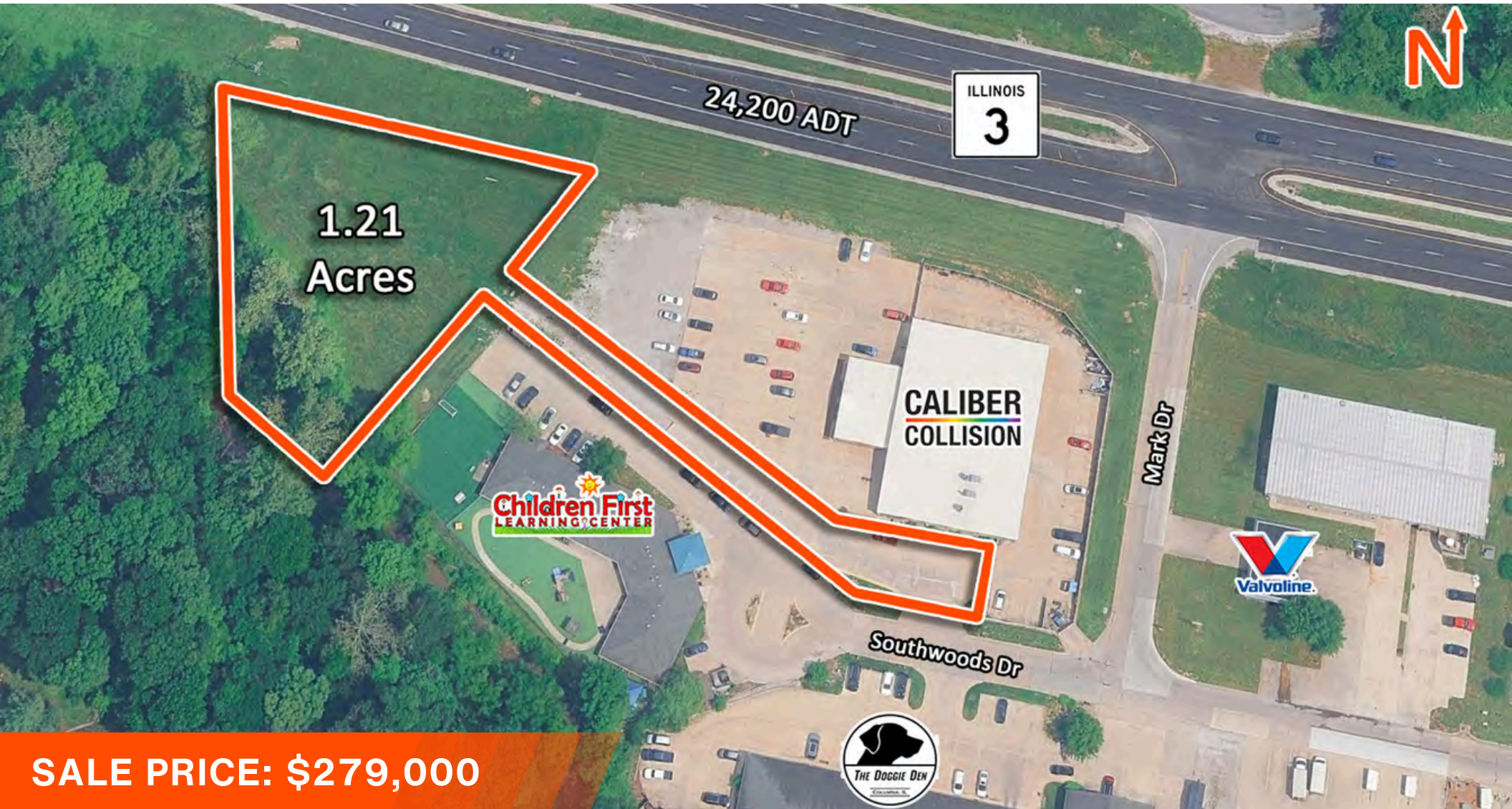


1.21 ACRE DEVELOPMENT SITE

Southwoods Dr., Columbia, IL 62236



SALE PRICE: \$279,000

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

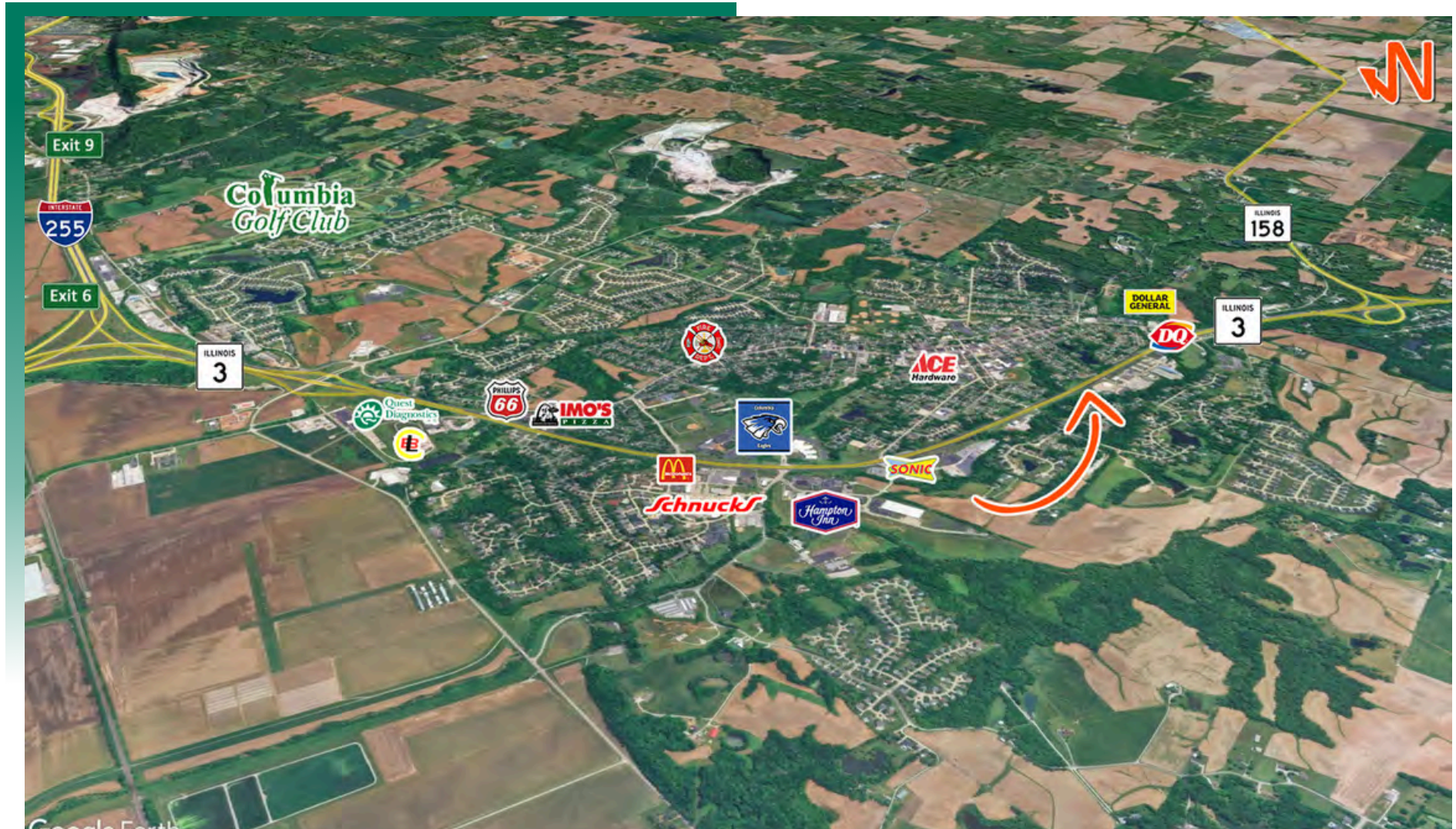
Joe Hardin
Broker Associate
Office: (618) 277-4400 (Ext. 16)
Cell: (618) 660-8759
joeh@barbermurphy.com



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.