

45+/- Acre Residential Development Site

Lemen Rd and Lemen Settlement Rd., Collinsville, IL 62234



Sale Price: \$26,000 per Acre

- Excellent Residential Development Opportunity
- Water and Electric on Site
- Adjoins other Subdivisions
- Additional land nearby also available

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.



Listing No: 1115

Land

Residential Development Site

**Lemen Rd & Lemen Settlement Rd
Collinsville, IL 62234**

SALE INFORMATION:

For Sale: Yes
Sale Price:
Sale Price/Acre: \$26,000
Sale Price/SF:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

45 +/- Development Site. Ideal for Residential Development and adjoins other subdivisions. Land has frontage on Lemen Rd. & Lemen Settlement Rd. Price is Subject to Survey.

Total Acres Available: 45.34
Min Divisible Acres: 45.34

LAND MEASUREMENTS:

Acres: 45.34
Frontage: 1,221 FT
Depth: Varies FT

Subdivide Site: No

TRANSPORTATION :

Interstate: I-55/70, I-255, I-64
Rail: No
Barge: No
Airport:

PROPERTY INFORMATION:

Parcel No: 03-01.0-100-001	TIF: No	Property Tax: \$853.00
County: St. Clair	Enterprise Zone: No	Tax Year: 2018
Zoning: AG	Survey: No	
Zoning By: Collinsville	Environmental: No	Traffic Count:
Complex:	Archaeological: No	Topography: Level

UTILITY INFORMATION

Water Provider: Caseyville	Service:	Location: On Site
Sewer Provider: None	Service:	Location:
Gas Provider: Ameren IL	Service:	Location: N&S of Lemen Settlement Rd
Electric Provider: Southwest Electric	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

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