

30.52 ACRES FOR SALE - SUNSET TERRACE

Route 157, Glen Carbon, IL 62034



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.

AREA MAP

Route 157, Glen Carbon, IL 62034



LOCATION OVERVIEW

The Village of Glen Carbon is about 20 minutes from downtown St. Louis, Missouri. Located at Exit 9 on I-270 and Route 157. The property adjoins Hampton Inn & Suites and is located 2 miles South of the main campus of Southern Illinois University Edwardsville (SIUE).



FRONTAGE: 292'
DEPTH: 835'



I-270



EXIT 9



ZONING: GENERAL COMMERCIAL

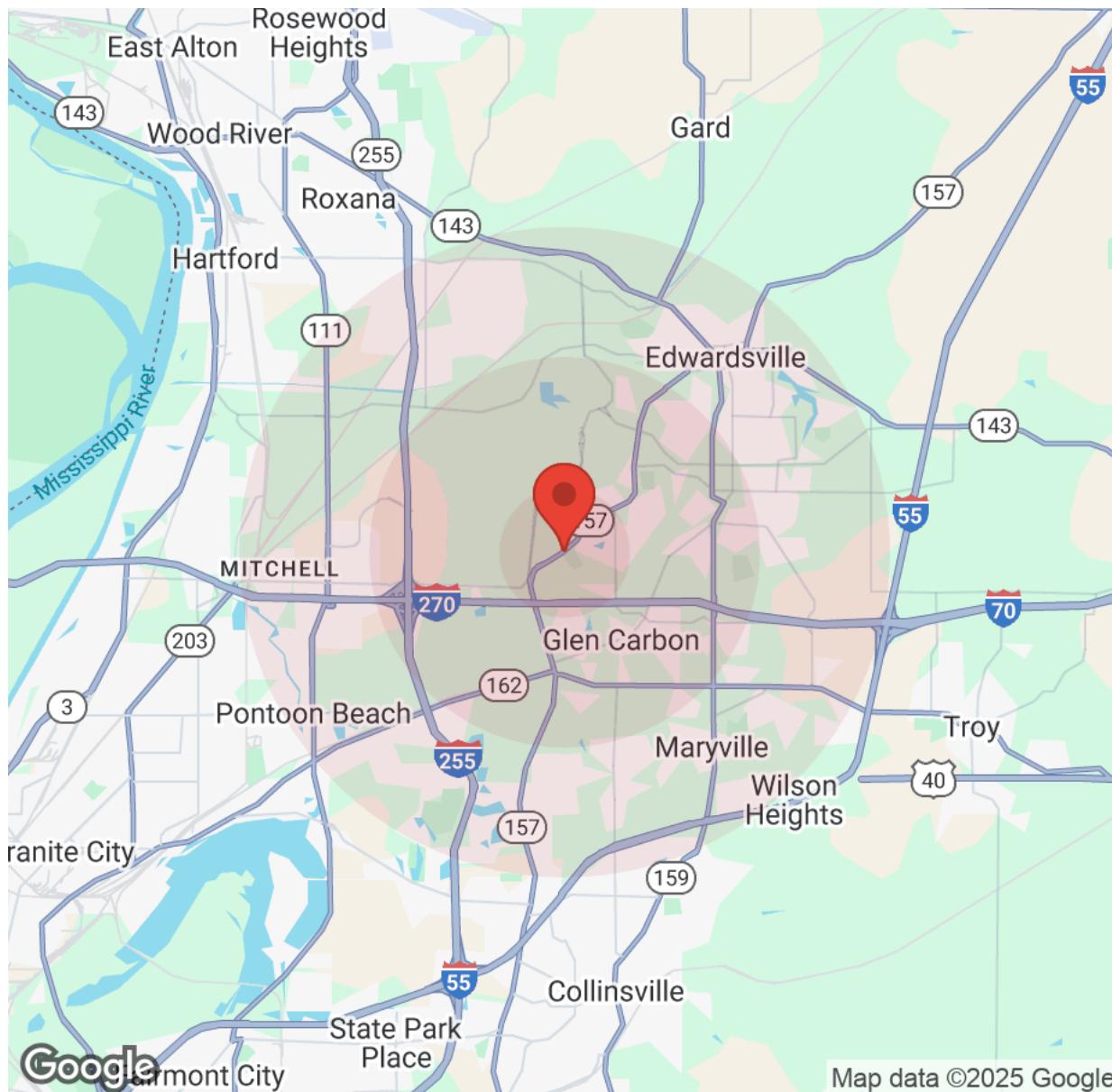
SITE PLAN

Route 157, Glen Carbon, IL 62034



DEMOGRAPHICS

STATE 157



Population	1 Mile	3 Miles	5 Miles
Male	1,675	13,169	33,305
Female	1,553	10,446	30,079
Total Population	3,228	23,615	63,384
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	547	3,451	10,111
Ages 15-24	425	5,885	11,450
Ages 25-54	1,113	7,746	22,696
Ages 55-64	351	2,404	7,441
Ages 65+	791	4,127	11,686
Race	1 Mile	3 Miles	5 Miles
White	2,465	18,443	51,804
Black	215	2,465	5,362
Am In/AK Nat	4	19	51
Hawaiian	N/A	7	25
Hispanic	386	1,351	3,150
Asian	80	742	1,471
Multi-Racial	77	574	1,496
Other	2	14	25
Income	1 Mile	3 Miles	5 Miles
Median	\$88,329	\$88,106	\$92,885
< \$15,000	45	478	1,205
\$15,000-\$24,999	107	464	1,361
\$25,000-\$34,999	25	668	1,741
\$35,000-\$49,999	163	892	2,387
\$50,000-\$74,999	156	1,204	3,564
\$75,000-\$99,999	197	1,157	3,040
\$100,000-\$149,999	175	1,403	5,160
\$150,000-\$199,999	93	795	2,737
> \$200,000	242	1,566	3,672
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,284	9,259	26,658
Occupied	1,205	8,628	24,870
Owner Occupied	874	5,578	17,766
Renter Occupied	331	3,050	7,104
Vacant	80	631	1,789

LAND PROPERTY SUMMARY

STATE 157

LISTING # 1155

LOCATION DETAILS:

Parcel #: SEE BELOW NOTES
County: Madison
Zoning: General Commercial



PROPERTY OVERVIEW:

Lot Size: 30.52 Acres
Min Divisible Acres: 30.52
Max Contig Acres: 30.52
Frontage: 792'
Depth: 835'
Land Status: Vacant
Topography: Rolling
Archeological: No
Environmental: No
Survey: Yes

SALE INFORMATION:

Sale Price: \$1,750,000
Price / Acre: \$57,339

UTILITY INFO:

Water Provider: Village of Glen Carbon
Water Location: On Site
Sewer Provider: Village of Glen Carbon
Sewer Location: On Site
Gas Provider: Ameren IL
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

PROPERTY DESCRIPTION:

30.52 acres located at the SE corner of the I-270 & IL Rt. 157 interchange (Exit 9) in the Village of Glen Carbon. All essential utilities to site and zoned General Commercial. Property adjoins Hampton Inn & Suites and is located 2 miles south of the main campus of Southern Illinois University Edwardsville (SIUE). Conceptual development plan for Sunset Terrace shows potential roads and layout of lots. Land is suitable for mixed use commercial and residential development. PARCELS # 14-1-15-32-00-000-007.001 (20 acres) & 14-1-15-33-00-000-013 (10.52 acres)

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-270

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 10,500
Taxes: \$12,134.00
Tax Year: 2021

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