



MLS #: EB455054 **Status:** Active **Cat:** Commercial **Price:** \$1,025,000
County: Jackson **Type:** Land & Farm
Addr: 1461 COUNTY LINE Road **Unit #:**
City: Carbondale IL **Zip Code:** 62901
Legal: PT of SE 1/4 of the SE 1/4 of S 12 and PT of the NE 1/4 of the NE 1/4 of S **Virtually Stage Y/N:**

Total Bldg SqFt: 0	For Sale: Yes	For Lease: No	Lease \$/Mo:
Office SqFt:	Warehse SqFt:		Lease Type:
Avail SqFt: 683,456	CAM \$/SqFt:		Lease Renewal:
Stories:	# of Bldgs: 0		Lease \$/SqFt:
Parking Spcs:	# of Units:		Lease \$/SqFt Ann:
Handicap Mod:	Udgrd Strg Tank:		Subsq Sale to Tenant:
Year Built:	100-Yr Flood Plain: Unk		Agent Owned: No
Apx Lot SqFt: 683456	Zoning: Commercial		Agent Related to Seller: No
Apx Acres: 1,557.00	NDA:		Agent is Desig. Mnging Broker: No

[Schedule a Showing](#)

Directions: Along Hwy 13 east of Carbondale and west of County Line Rd.

2023 Taxes: \$9,038.00	Parcel ID(s): 15-12-400-036	Security System:	Corn Suitability Rating/PI:
Tax Incentive:	15-12-400-014	Sprinkler:	Total Passthru Cost:
Exemptions:		# Dock Doors:	Projected Exp (IV):
# Seats:		# Rail Doors:	Projected Inc (IV):

Agent Remarks

Public Remarks High visibility along Hwy. 13 east of Carbondale, this 15+ acres is ready for commercial development. The average daily traffic count is over 21,000 on this 6 lane state highway.

FEATURES Industrial / Office/ Retail /Multi-Family / Restaurant / Investment

LOCATION Rural
FRONTAGE/ACCESS Paved 4Lane, Frontage Road, State Road
SEWER SOURCE Other Sewer
OWNERSHIP L.L.C.
AVAIL AT LIST OFFICE Survey
TAX INCENTIVE In City Limit
POSSIBLE FINANCING Conventional
SHOWING INSTRUCTIONS Sign on Property
WATER SUPPLY City Available

Land and Farm Land with a House

PROPERTY TYPE/USE Commercial
LAND DESCRIPTION Sloping
EASEMENTS/RESTR Unknown
UTILITIES ONSITE Electric, Water
OPTIONS Other Options

Owner: 13 West LLC	Also Ref
LO: COMMERCIAL REALTY ASSOCIATES - Phone: 618-303-0701	Off License # 478027382
LA: Rolf R Schilling - Pref: 618-303-0700	Agt License # 471012048
LA Email: anke@midwest.net	Appointment Desk Phone: 618-303-0700
CLA:	Cell:
OLA:	LD: 9/10/2024
	Cell:
	XD: 8/31/2025
	List Exclusive Right to Sell

OLP: \$1,025,000	Selling Agent:	Co-Sell
Sold Price:	Selling Office:	How
Closing Date:	Co-Sell Agent:	DOM 31 CDOM: 31
Concessions \$	Sold Conc Info	Selling Team:
Buyers	Lender/Mortgage Co	List Date: 9/10/2024 Active Date (if applicable):