

# 3.0 ACRE DEVELOPMENT SITE > FOR SALE OR LEASE

204-206 North Bluff Rd., Collinsville, IL 62234



**BARBERMURPHY**

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

**Collin Fischer - CCIM, SIOR**  
Designated Managing Broker  
Office: (618) 277-4400 (Ext. 20)  
Cell: (618) 420-2376  
collinf@barbermurphy.com

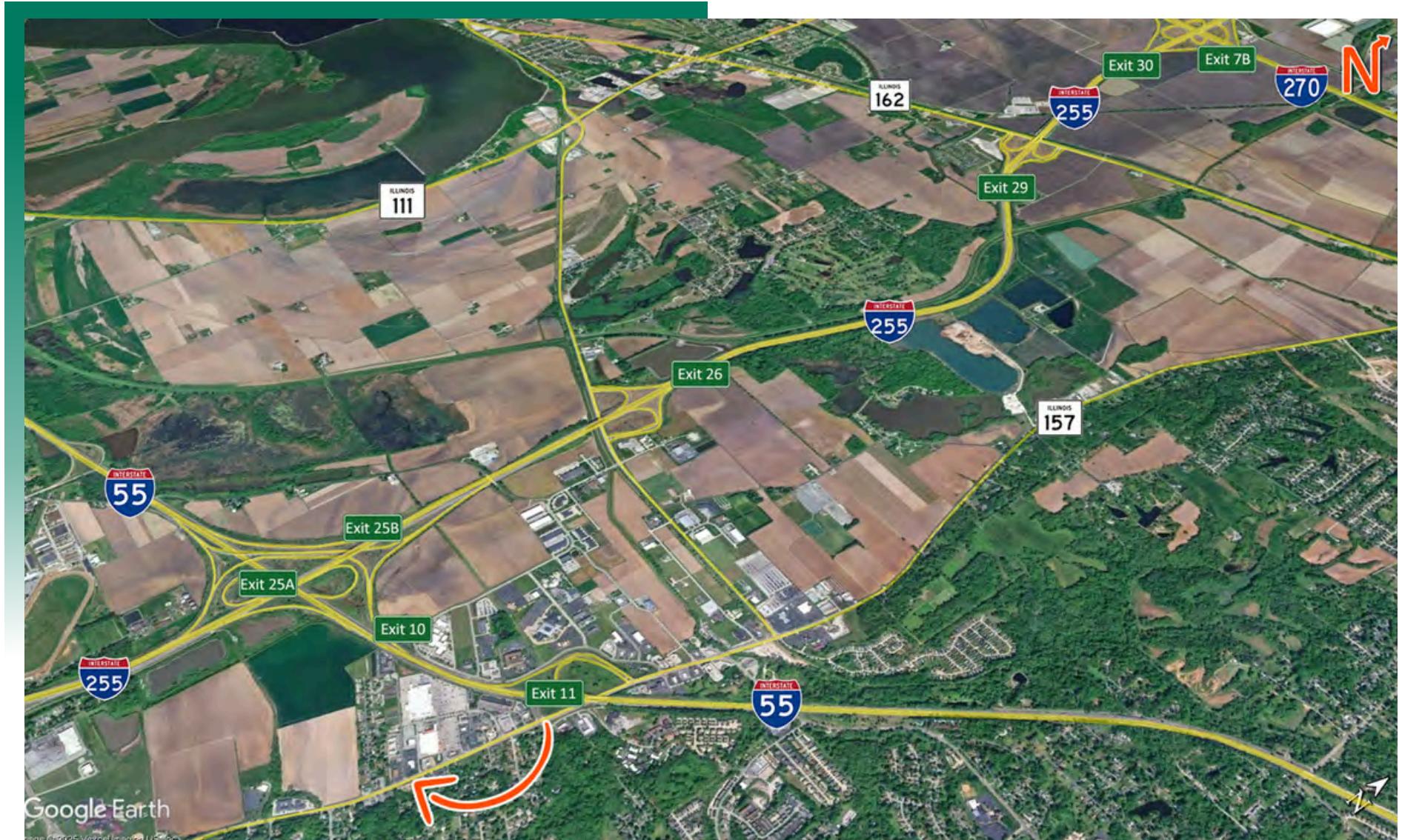
**Steve Zuber - SIOR, CCIM**  
Principal  
Office: (618) 277-4400 (Ext. 13)  
Cell: (314) 409-7283  
steve@barbermurphy.com



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

204-206 North Bluff Rd., Collinsville, IL 62234



## LOCATION OVERVIEW

This Site is located in the most centralized area in the Metro-East Market, where Interstates I-255, I-55, I-64 and I-70 make this an ideal development site.

# SITE PLAN

204-206 North Bluff Rd., Collinsville, IL 62234



# LAND PROPERTY SUMMARY

204 - 206 NORTH BLUFF ROAD

**LISTING #** 2111

## LOCATION DETAILS:

Parcel #: 13-2-21-32-06-103-013, 13-2-21-32-07-202-001  
County: IL - Madison  
Zoning: B-3 - City of Collinsville



## PROPERTY OVERVIEW:

Lot Size: 3.03 Acres  
Min Divisible Acres: 3.03  
Frontage: 458  
Topography: Flat to Hilly  
Archeological: No  
Environmental: No  
Survey: No

## SALE INFORMATION:

Sale Price: \$398,000  
Price / Acre: \$131,353  
\$/SF (Land): \$3.02  
For lease: Seller will consider

## TAX INCENTIVE ZONES:

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

## UTILITY INFO:

Water Provider: City of Collinsville  
Water Location: On Site  
Sewer Provider: City of Collinsville  
Sewer Location: On Site  
Gas Provider: Ameren IL  
Gas Location: On Site  
Electric Provider: Ameren IL  
Electric Location: On Site

## TRANSPORTATION:

Interstate Access: I-255 and 55/70

## PROPERTY DESCRIPTION:

High traffic location on State Route 157 just south Collinsville Crossing and across from Home Depot. All utilities available. Seller will consider land lease or subdividing.

## DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 18,400  
Taxes: \$3,836.00

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

COLLIN FISCHER, CCIM, SIOR  
Designated Managing Broker  
O: (618) 277-4400  
C: (618) 420-2376  
collinf@barbermurphy.com

STEVE ZUBER, SIOR, CCIM  
Principal  
O: (618) 277-4400  
C: (314) 409-7283  
steve@barbermurphy.com