

3.0 ACRE DEVELOPMENT SITE > FOR SALE OR LEASE

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



REDUCED SALE PRICE: \$398,000

BARBERMURPHY
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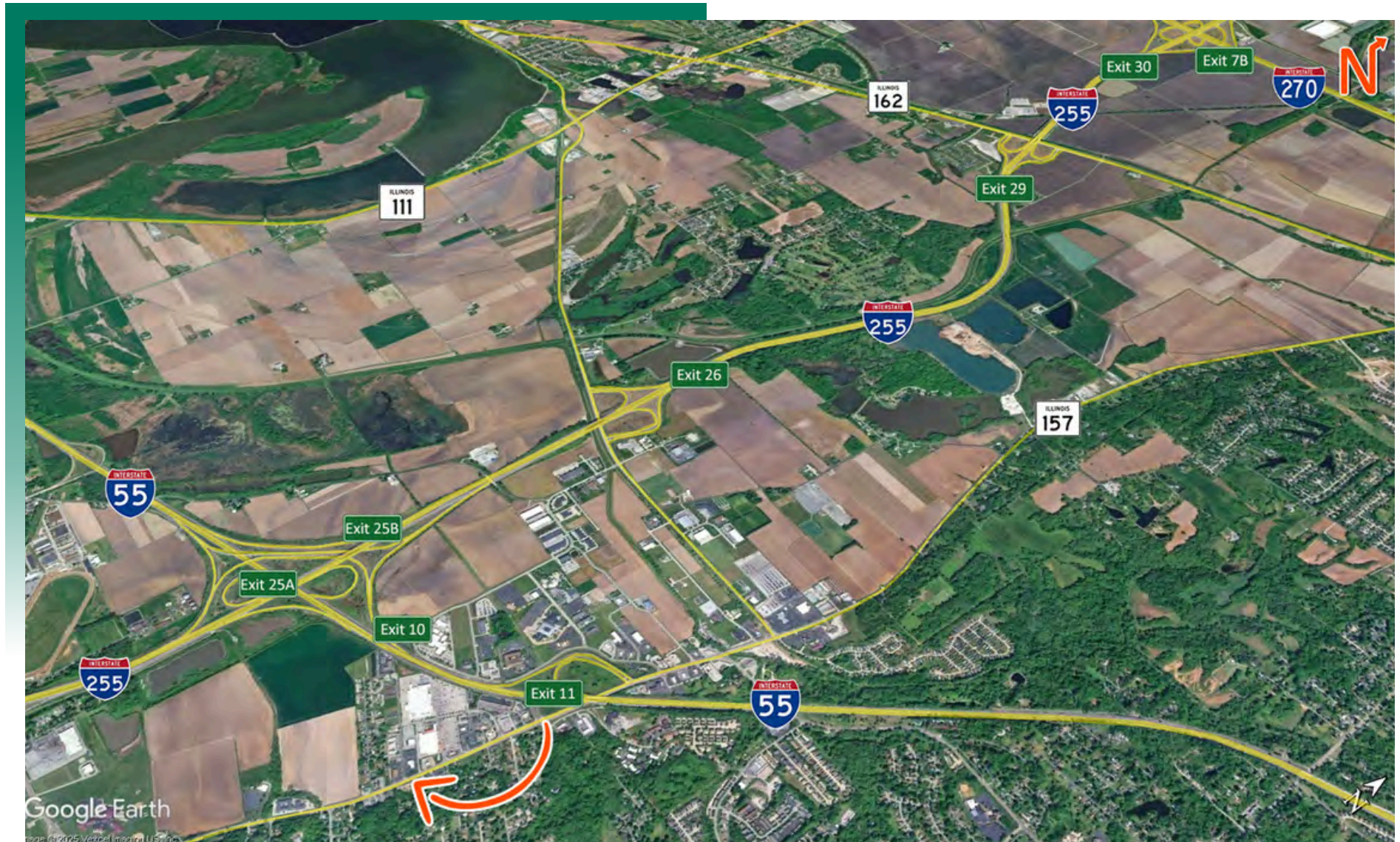
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

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

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: I-255 and 55/70

DEMOGRAPHICS/FINANCIAL INFO:

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



SALE INFORMATION:

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

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

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.

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