

LAND FOR SALE

1100 Beltline Rd., Collinsville, IL 62234



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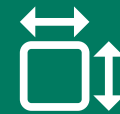
AREA MAP

1100 Beltline Rd., Collinsville, IL 62234



LOCATION OVERVIEW

On Belt Line Rd in the heart of one of Collinsville's longest established retail corridors, between IL-159 (Vandalia St) and IL-157 (Bluff Rd). 5 minutes from I-55



Frontage: 310'
Depth: 465'



17,400
TRAFFIC COUNT



FLAT
TOPOGRAPHY



5 MIN FROM I-55

LAND PROPERTY SUMMARY

1100 BELT LINE RD

LISTING # 951

LOCATION DETAILS:

Parcel #: 13-1-21-21-20-401-001.001
County: IL - Madison
Zoning: R-1 - Collinsville

PROPERTY OVERVIEW:

Lot Size: 3.0 Acres
Min Divisible Acres: 3.0
Max Contig Acres: 3.0
Frontage: 310'
Depth: 465'
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 17,400



SALE INFORMATION:

Sale Price: \$550,000
Price / Acre: \$183,333
\$/SF (Land): \$4.21

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:

3 Acre Retail / Office Development Site with over 17,000 cars per day passing this highly visible location in Collinsville, IL. 310' Frontage on Belt Line Rd. Close Kohl's, Schnuck's Lakeside Plaza, ACE Hardware and various other national retailers.