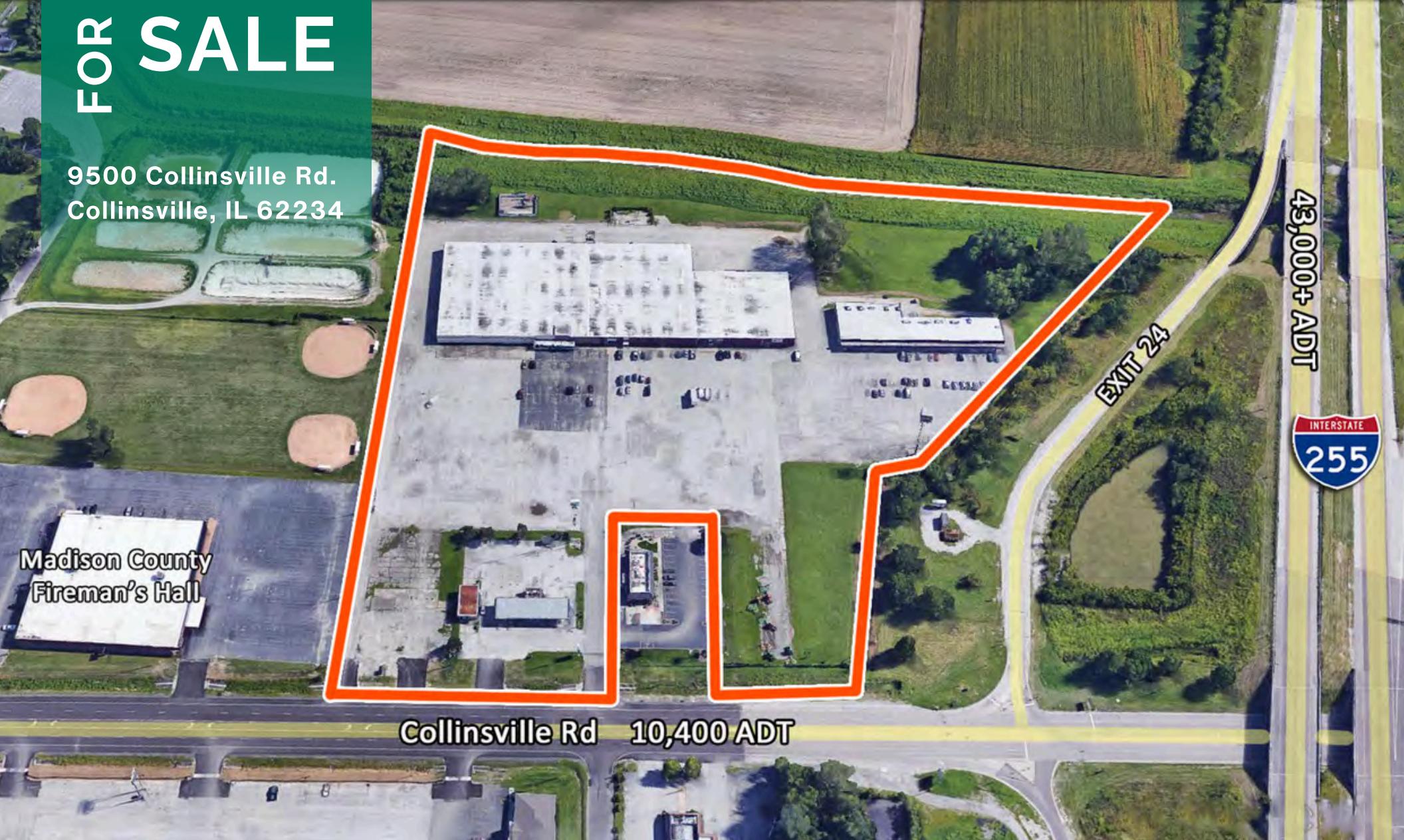


FOR
SALE

9500 Collinsville Rd.
Collinsville, IL 62234



POTENTIAL REDEVELOPMENT SITE WITH INTERSTATE VISIBILITY - UP TO 19 ACRES

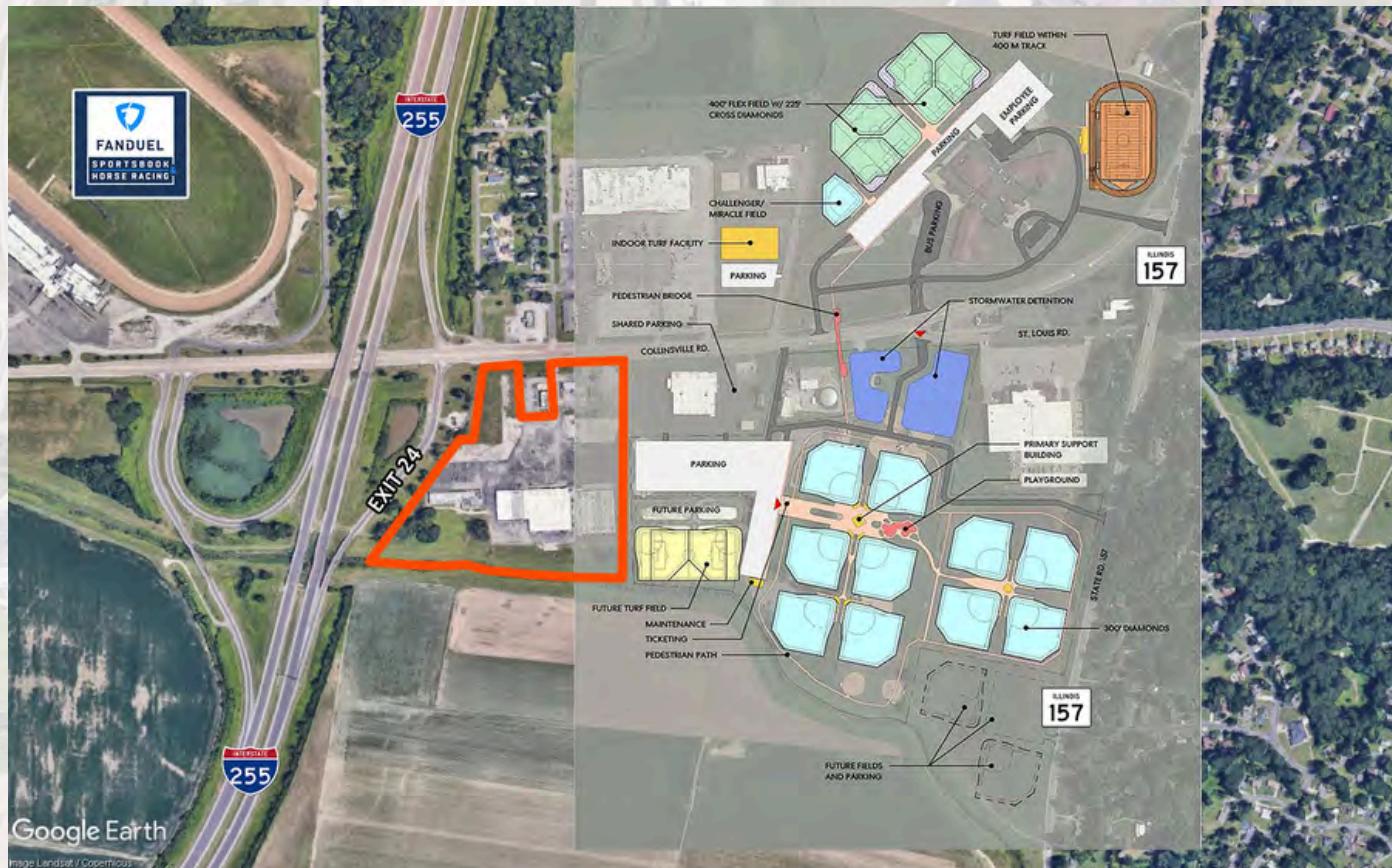
BARBERMURPHY

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

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

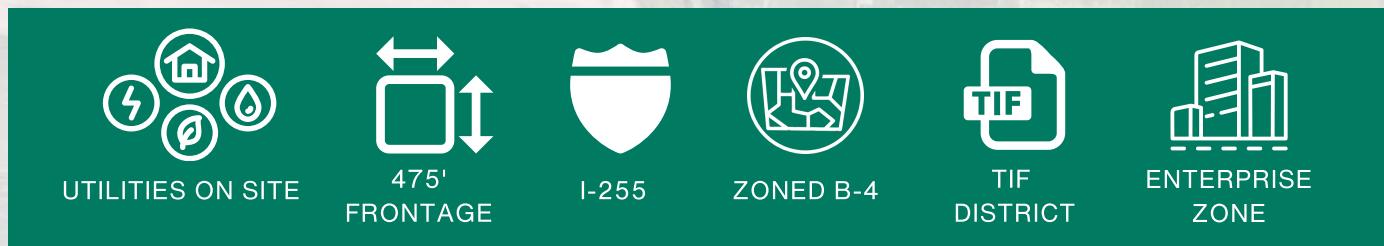


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



FOR SALE INCOME PRODUCING PROPERTY

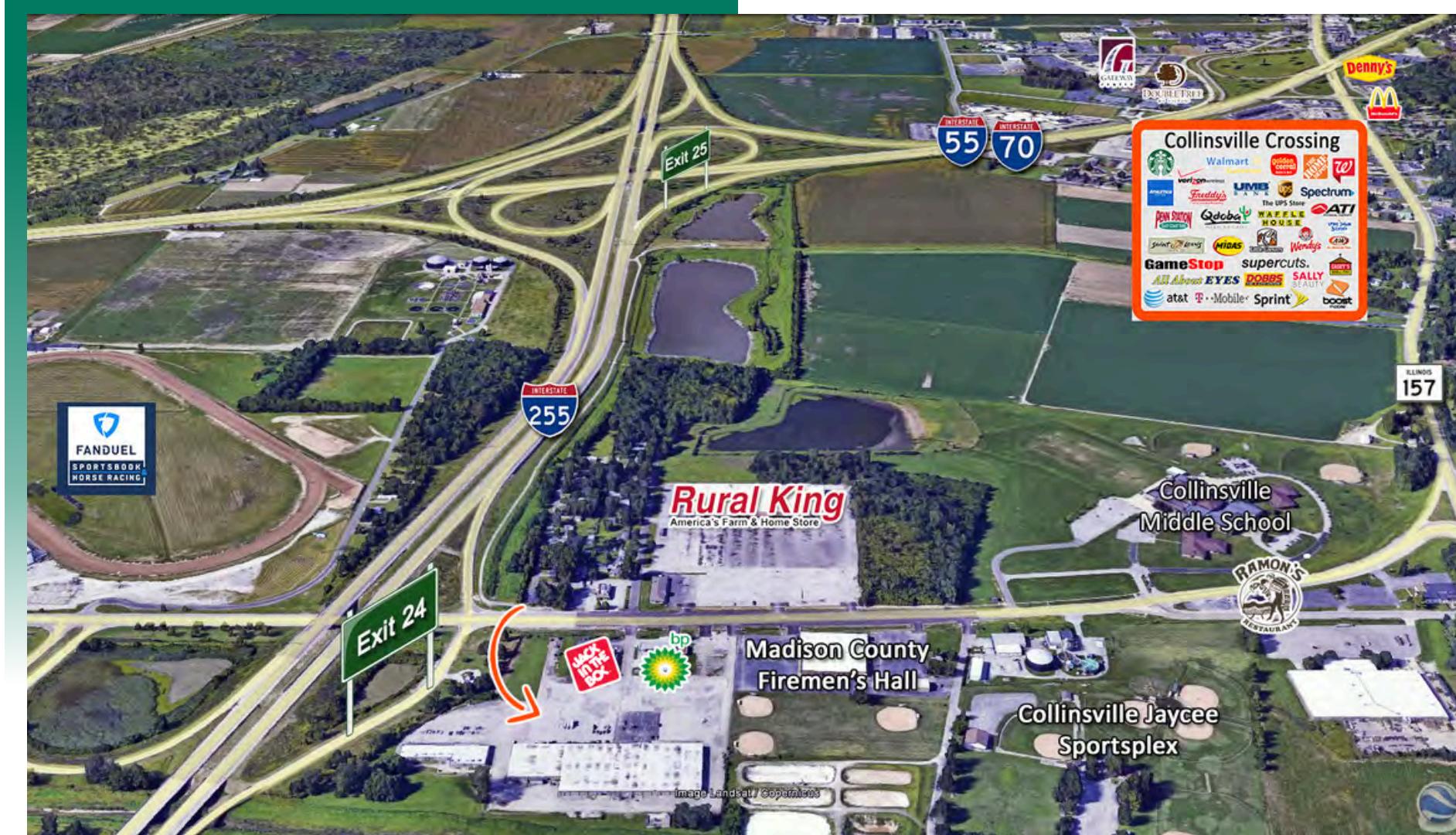
- 100,340 SF Warehouse
- 15,750 SF Office Building
- 19 Acre Site
- Covered land play with redevelopment potential
- Adjacent to planned sports complex



BARBER MURPHY

AREA MAP

9500 Collinsville Rd., Collinsville, IL 62234



LOCATION OVERVIEW

19-acre redevelopment site with two buildings totaling 116,090 SF. Located directly off of I-255 (exit 24), this property provides excellent accessibility and visibility. There is a large sports park development being built adjacent to this site, promising increased foot traffic, economic growth, and enhanced visibility for future uses.

CITY OF COLLINSVILLE PRIMED FOR SPORTS COMPLEX

Collinsville, Illinois

The city of Collinsville is excited to announce the next phase of the Collinsville Sports Complex Redevelopment, strategically situated a quarter mile from I-255 on Collinsville Road. Sports Facility Advisory (SFA) was enlisted to conduct a comprehensive feasibility study proforma for the project. This endeavor builds upon strategic insights of the Great Streets initiative on St. Louis Road and Parks Master Plan, both of which envision the expansion and redesign of the Sports Complex.

"The redevelopment of the Sports Complex into a tournament level facility will draw tournament revenue on the weekends and positively impact our hotels, food and beverage establishments, and other local businesses," said Parks and Recreation Director Kimberly Caughran. 'The redevelopment will also provide our Collinsville residents with improved facilities to play on throughout the week. It's an excellent opportunity for Collinsville and a great utilization of our location and assets."



LAND PROPERTY SUMMARY

9500 COLLINSVILLE RD

LISTING # 2763

LOCATION DETAILS:

Parcel #: 13-1-21-31-00-000-011, 03-06.0-200-018 & 009; 03-06.0-100-012
County: IL - Madison



PROPERTY OVERVIEW:

Lot Size: 19.0 Acres
Min Divisible Acres: 3
Max Contig Acres: 19
Frontage: 475
Depth: 1,080
Topography: Flat
Archeological: No
Environmental: No
Survey: Yes

SALE INFORMATION:

Sale Price: \$6,500,000
Price / Acre: \$363,331
\$/SF (Land): \$8.34

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
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

PROPERTY DESCRIPTION:

19-acre redevelopment site with two buildings totaling 116,090 SF. Located directly off of I-255 (exit 24), this property provides excellent accessibility and visibility. There is a large sports park development being built adjacent to this site, promising increased foot traffic, economic growth, and enhanced visibility for future uses.

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