

**FOR SALE**

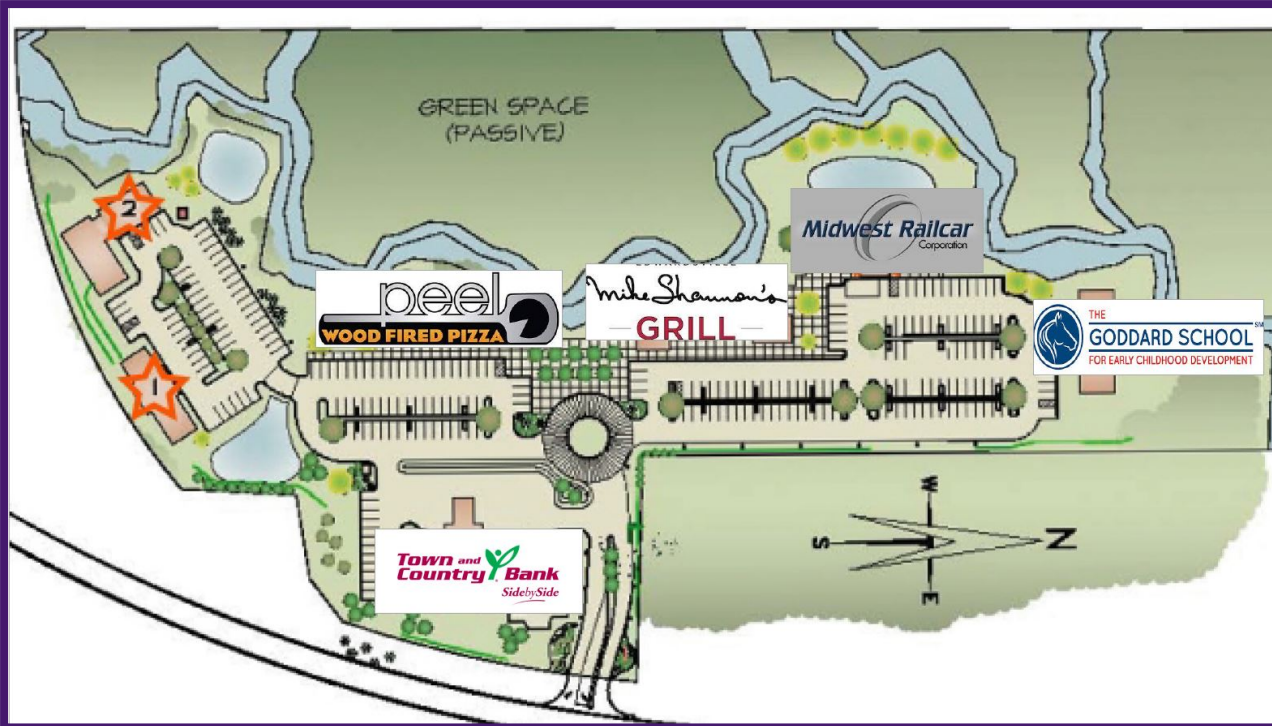
## COMMERCIAL LOTS

The Park at Plum Creek  
Retail & Professional Park  
Edwardsville, IL 62025

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### Included in Lot Price:

- 1) All zoning and other regulatory approvals required for development.
- 2) All clearing and grading to within near final grade and all required retaining walls, et.
- 3) Complete storm sewer design
- 4) Compacted building pad defined by PUD-approved "envelope"
- 5) All utilities to building unit lot (water, sewer, electric, gas, phone and cable
- 6) Landscaped entry and roundabout, paved roads, lighted parking lots, sidewalks and other walkways to serve all buildings
- 7) Additional After Hours Parking at Bank

**Lot 1: 0.87 Acres with pad for a 6,857 SF Building = \$645,000**

**Lot 2: 0.88 Acres with pad for a 6,900 SF Building = \$649,000**



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