

# 10.86 ACRE DEVELOPMENT SITE

## ROUTE 162, TROY, IL

# FOR SALE

■ CHOOSEKWG.COM ■ CHOOSEKWG.COM ■ CHOOSEKWG.COM ■



### COMMERCIAL DEVELOPMENT SITE

- 10.86 ACRES
- PARCEL # 09-1-22-05-00-000-012.001
- Near McDonalds, Arby's, Burger King, Pilot & TA Truck Stops, Walgreens Pharmacy, Cracker Barrel, Hotels and more
- All utilities available
- Interstate access within 1/8 mile
- Downtown St. Louis less than 18 miles
- **List Price: \$1,881,792.00**



KUNKEL  
COMMERCIAL  
GROUP

Dave Kunkel - Broker

618-977-1846

dave@choosekwg.com

Kelly Hulvey - Broker

618-210-4702

kelly@choosekwg.com

Luke Allan - Broker

618-578-3598

luke@choosekwg.com

784 WALL STREET SUITE 150 O'FALLON, IL 62269 618-202-4500



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(\$4.00 PSF)**



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### **10.86 ACRE DEVELOPMENT SITE**

- Superior visibility along Route 162.
- Interstate 55/70 access less than ¼ mile.
- Zoned C-3 Highway Commercial.
- Electric, Gas, Water & Sewer along 162.
- Call Broker for details