

+/- 35.0 ACRE RESIDENTIAL DEVELOPEMNT SITE

Old Freeburg Rd & Bauer Lakes Ct, Freeburg, IL 62243



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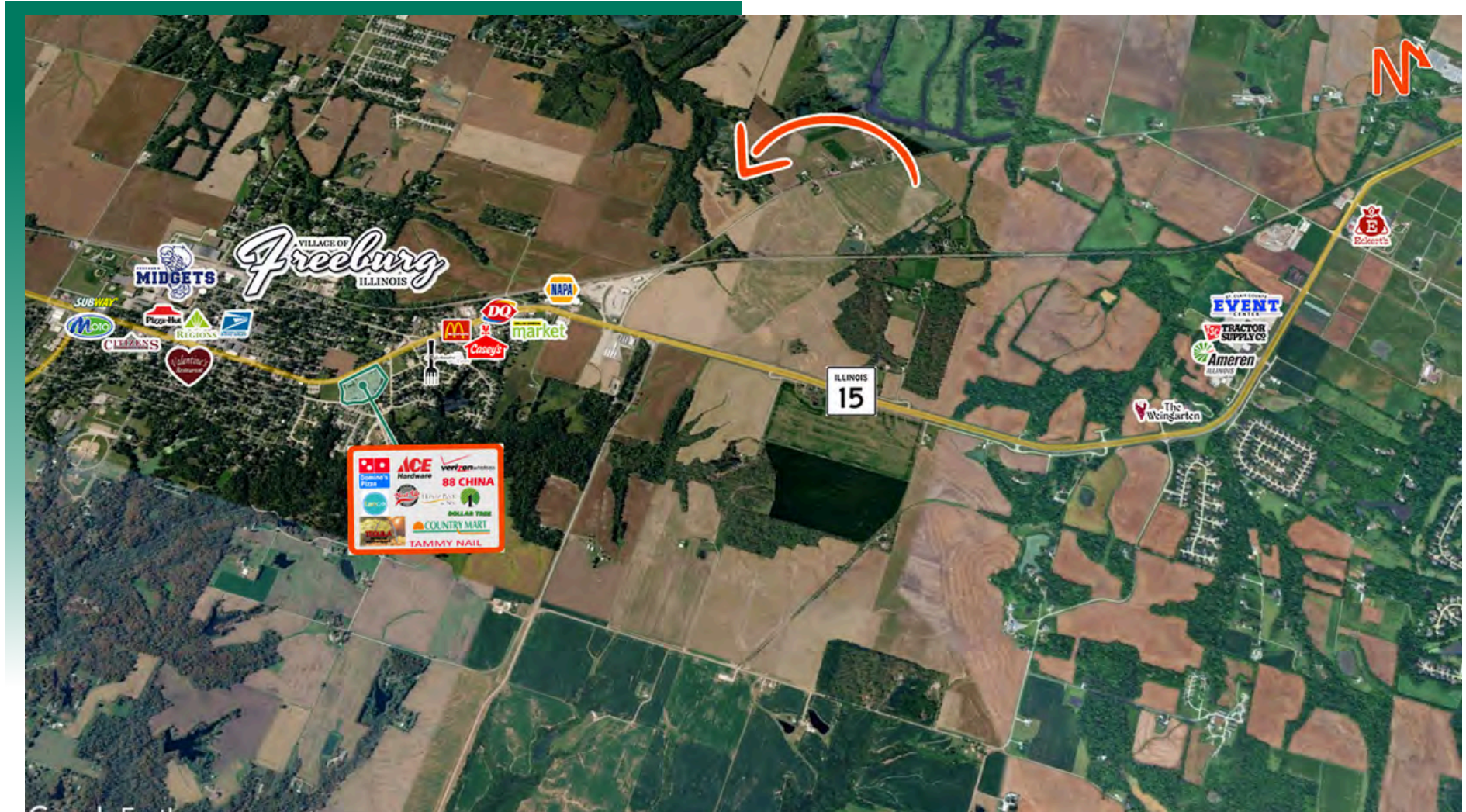
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

Old Freeburg Rd & Bauer Lakes Ct, Freeburg, IL 62243



LOCATION OVERVIEW

This 35-acre tract is positioned along Freeburg Road, a well-traveled corridor connecting rural homesteads in the heart of Freeburg and the broader Metro East region. The property sits just minutes from downtown Freeburg, providing a balance of quiet countryside living with convenient access to schools, retail, parks, and community services. The surrounding area is characterized by large-lot residential, agricultural tracts, and emerging rural-residential development, making this location ideal for future subdivision activity. Freeburg continues to experience steady residential demand.

LAND PROPERTY SUMMARY

OLD FREEBURG RD & BAUER LAKES CT, FREEBURG, IL 62243

LISTING # 3311

LOCATION DETAILS:

Parcel #: 13-13-400-015,016 and 14-18-100-015,016
County: IL - St. Clair
Zoning: AG

PROPERTY OVERVIEW:

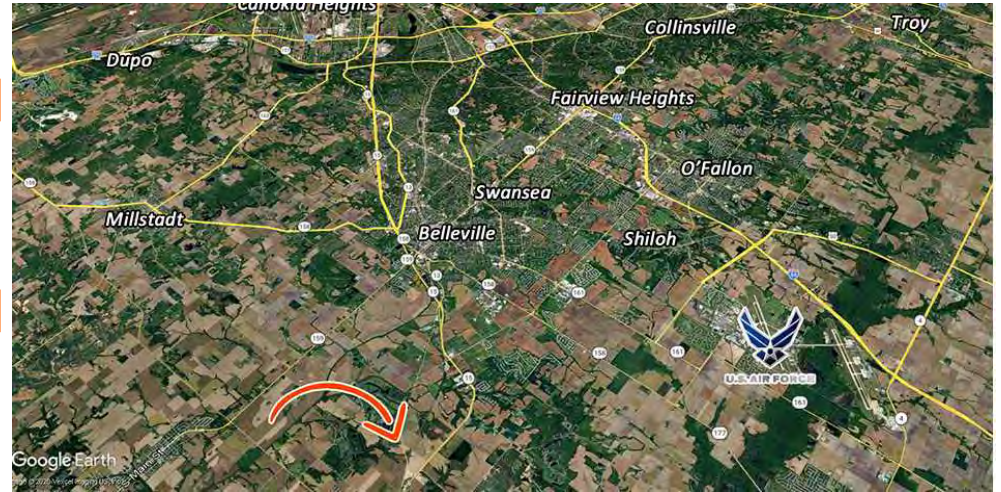
Lot Size: 35.0 Acres
Min Divisible Acres: 35
Max Contig Acres: 35
Frontage: 680
Depth: varies
Topography: Level
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

FINANCIAL INFO:

Taxes: \$693.00
Tax Year: 2025



SALE INFORMATION:

Sale Price: \$805,000
Price / Acre: \$23,000
\$/SF (Land): \$0.53

UTILITY INFO:

Water Provider: Freeburg
Water Location: Along road opposite side of property
Sewer Provider: Freeburg
Sewer Location: Opposite side of road
Gas Provider: Ameren
Gas Location: Site
Electric Provider: Ameren
Electric Location: Site

PROPERTY DESCRIPTION:

This 35-acre agricultural tract offers an exceptional opportunity for future residential development in one of the most desirable growth corridors in St. Clair County. Located along Freeburg Road, the site combines natural beauty, strong school-district appeal, and convenient access to community amenities.