

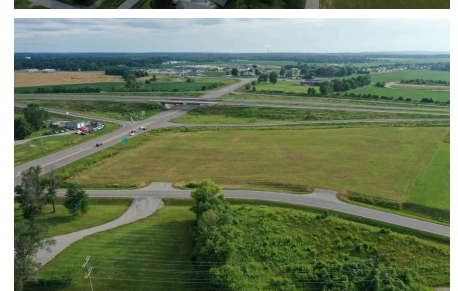


Madison Co, Illinois

± 5.01 acres \$1,250,000

Prime 5.01-acre commercial lot at the high-traffic intersection of IL-255, IL-267 & IL-111 in Godfrey, IL. Zoned B-5, site is graded, level, and ready to build with 2 concrete entrances, city water/sewer, and 3-phase power. Excellent visibility from IL-255. Ideal for retail, gas station, or hotel. Minutes from St. Louis with easy access to US-67. Surrounded by colleges, attractions, and growing commercial development. High-demand location with strong traffic counts.

- High traffic counts and visibility off IL-255, IL-111 & IL-267
- Adjacent lot to IL-255 on ramp
- B-5 Commercial Zoning
- Utilities in place with 3-phase power
- (2) established 30-foot concrete entrances
- Graded, level, and ready to build



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