

HIGHLY VISIBLE COMMERCIAL LOTS FOR SALE

1500 N State St., Freeburg, IL 62243



SALE PRICE: \$859,968

BARBERMURPHY

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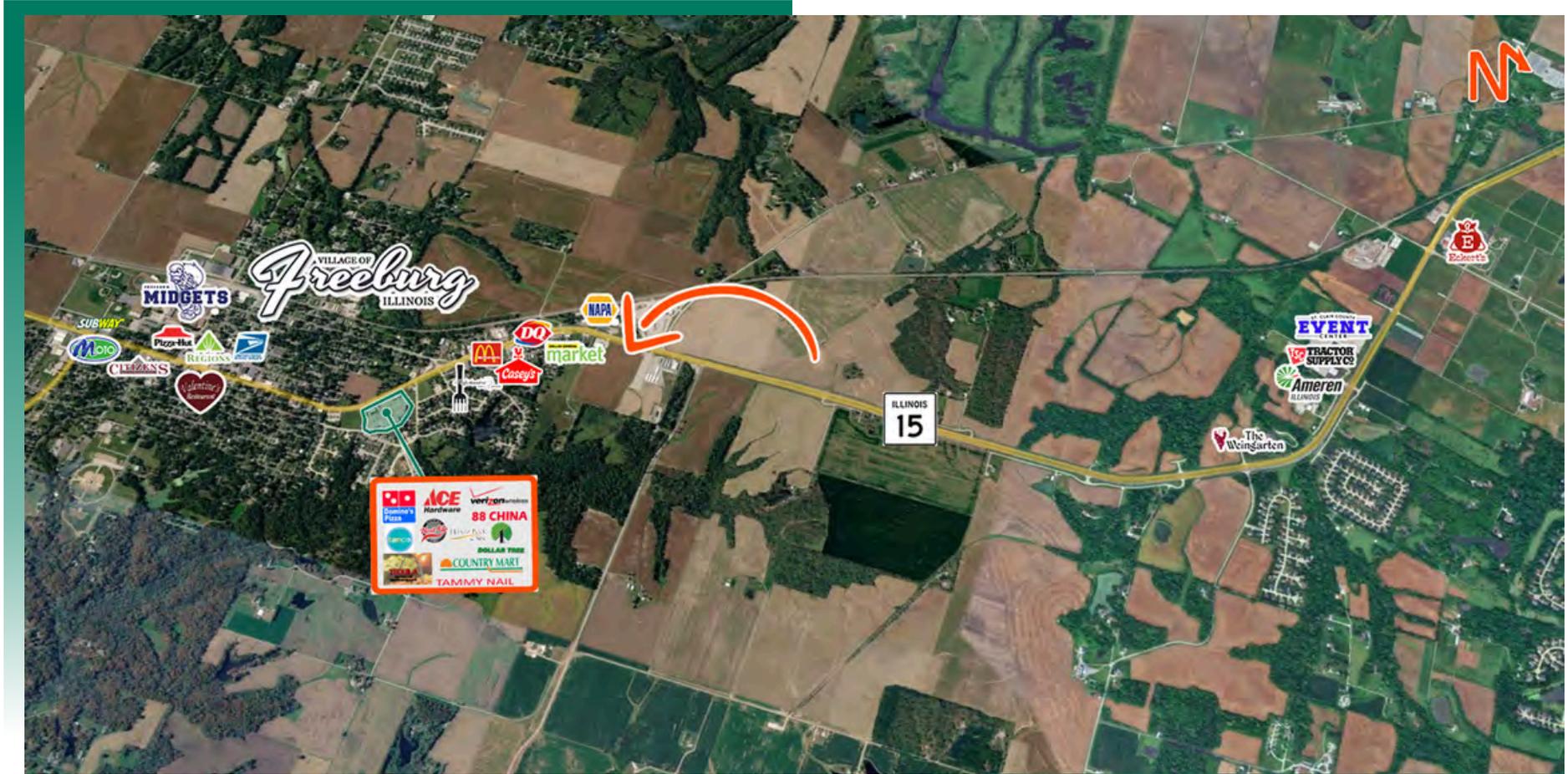
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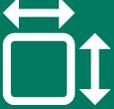
AREA MAP

1500 N State St., Freeburg, IL 62243



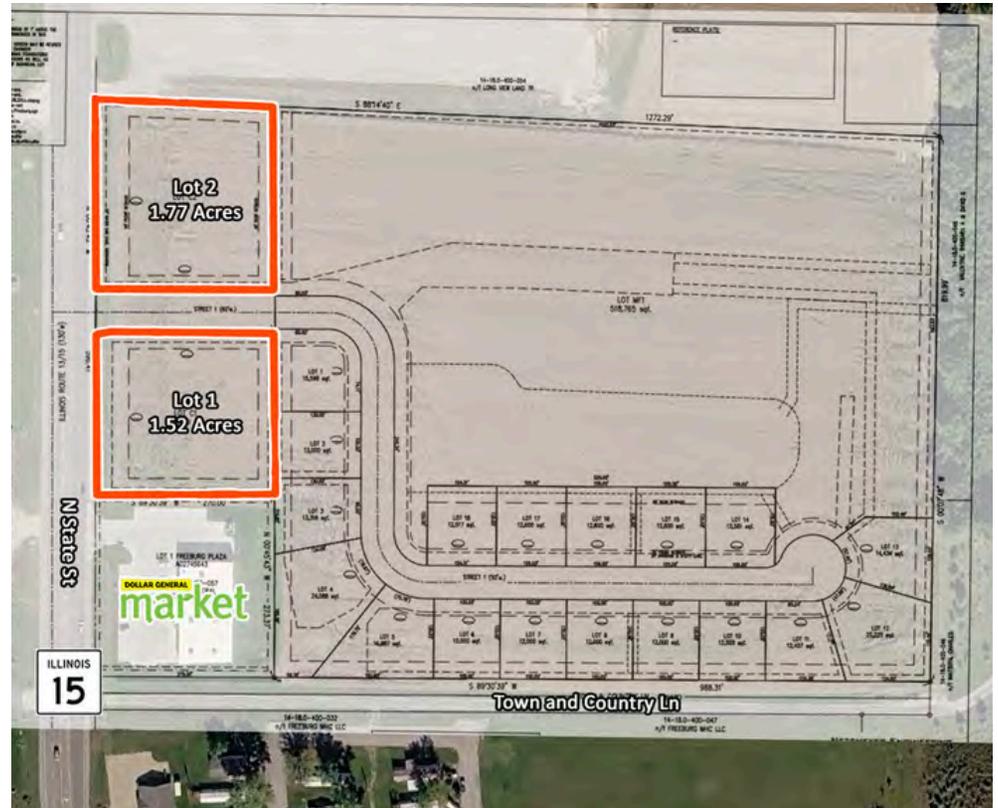
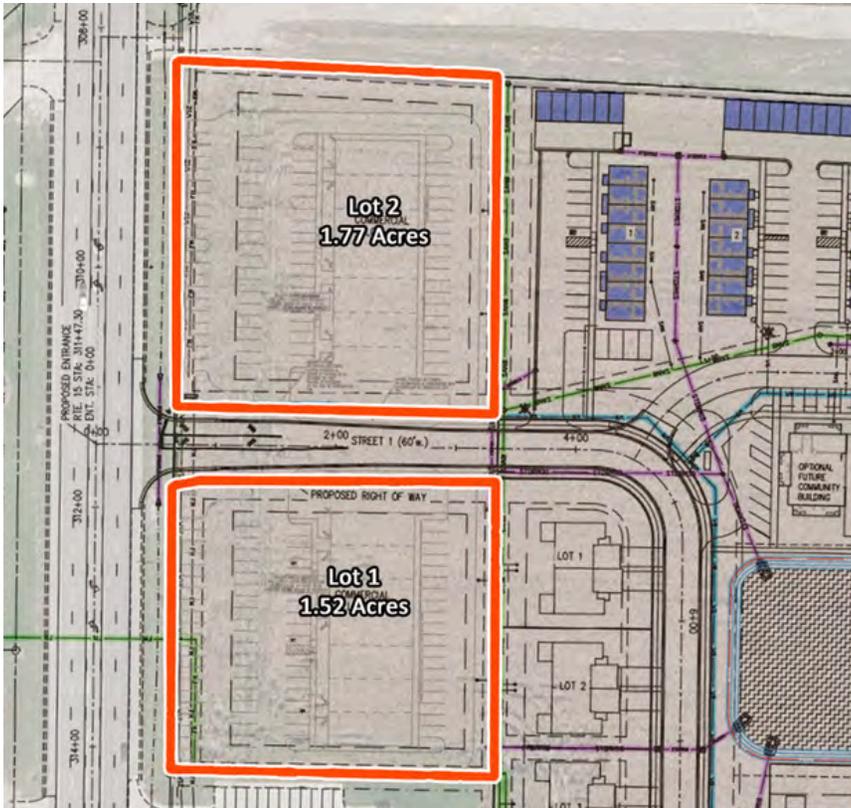
LOCATION OVERVIEW

Located on Illinois Route 15 (N. State St) next to the New Dollar General Market on the Northern Edge of Town.

 <p>Frontage: 700' Depth: 270'</p>	 <p>Topography: Flat</p>
 <p>11,400 ADT</p>	 <p>Zoning: B-2</p>

SITE PLAN(S)

1500 N State St., Freeburg, IL 62243



Two prime commercial lots (1.52 & 1.77 acres) next to Dollar General Market and across from Freeburg's new multi-family development. Utilities in place, approved egress, and high traffic visibility—ideal for retail, medical, service, or mixed-use in a rapidly growing corridor.

LAND PROPERTY SUMMARY

1500 N STATE ST

LISTING # 3190

LOCATION DETAILS:

Parcel #: Part of parcel 14-18.0-400-042
County: IL - St. Clair
Zoning: B-2

PROPERTY OVERVIEW:

Lot Size: 3.29 Acres
Min Divisible Acres: 1.52
Max Contig Acres: 1.77
Frontage: 700
Depth: 270
Topography: Flat
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

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

TRANSPORTATION:

Interstate Access: IL Rt 15

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 11,400
Taxes: \$606.00
Tax Year: 2025



SALE INFORMATION:

Sale Price: \$859,968
Price / Acre: \$261,388
\$/SF (Land): \$6.00

UTILITY INFO:

Water Provider: City of Freeburg
Water Location: On-site
Sewer Provider: City of Freeburg
Sewer Location: On-site
Gas Provider: Ameren
Gas Location: On-site
Electric Provider: Ameren
Electric Location: On-site

PROPERTY DESCRIPTION:

Prime Commercial Lots Adjacent to Dollar General – Freeburg, IL
Two highly visible commercial lots—1.52 acres and 1.77 acres—positioned directly next to Dollar General and fronting Freeburg’s newly approved multi-family development. These sites offer immediate utility access, approved egress, and strong traffic exposure along a growing commercial corridor. With new residential density coming online and established retail already in place, the properties present an exceptional opportunity for retail, service, medical, or mixed-use users seeking a high-growth location with built-in demand and excellent accessibility.