

3 Parcels Totaling 8.86 ACRES (OUTSIDE YARD PERMITTED)

**PRIME LOCATION FOR COMMERCIAL & INDUSTRIAL MACHINERY EQUIPMENT
AND SUPPLIES WHOLESALER/ RENTAL/ LEASING**

929 McDonough Lake Rd & Fournie Lane, Collinsville, IL

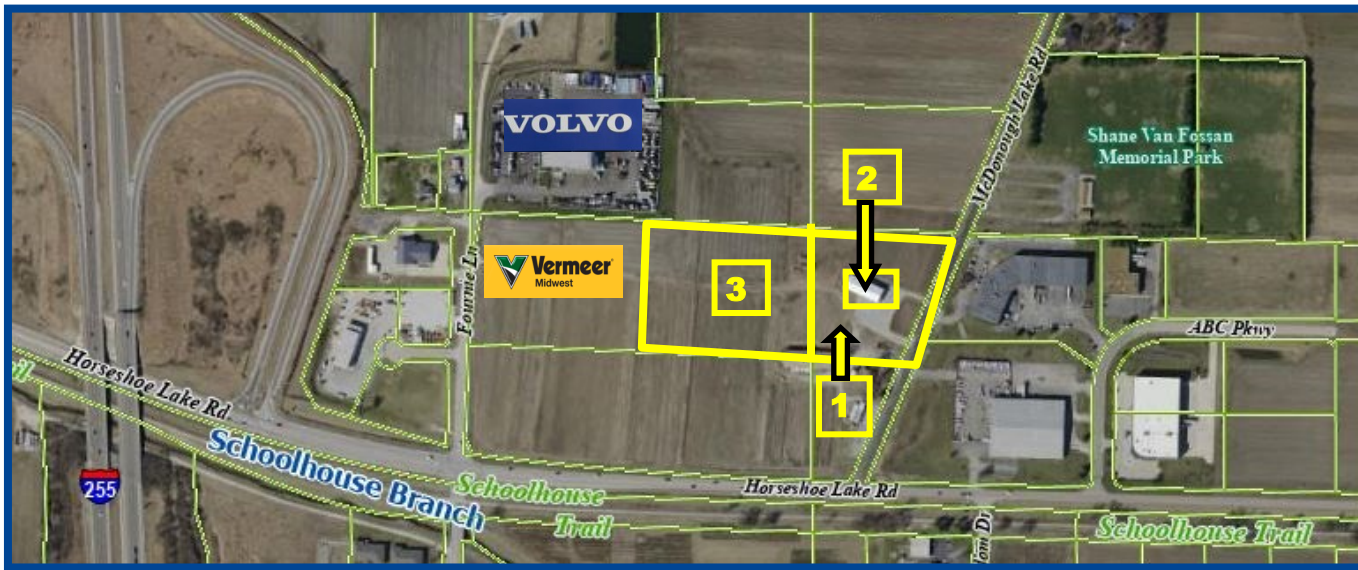


Three (3) Parcels totaling 8.86 acres:

1. 13-1-21-20-00-000-013.003
929 McDonough Lake Rd., Collinsville, IL 62234
Acres: 3.46
2. 13-1-21-20-00-000-013.C03
929 McDonough Lake Rd., Collinsville, IL 62234
50' x 125' Metal Warehouse Building
Acres: 0.5
3. 13-1-21-19-00-000-008.003
Fournie Lane, Collinsville, IL 62234
Acres: 4.9 +/-

Excellent Location. Great for Businesses Operating in IL & MO (Minutes from Downtown St. Louis and Centered between Madison and St. Clair Counties, IL)

- Zoned: P-BP-3 (Collinsville) (OUTSIDE YARD PERMITTED)
- Incentives: Madison County Discovery Enterprise Zone
- 1 mile plus/minus from:
 - I-255 (Exit 26), I-55/70 (Exit 11)
 - Dayton Freight 100+ Acre Development
 - Ameren IL Corporate Headquarters
 - IL Dept of Transportation
 - Restaurants & Lodging
 - Major Retailers
- Sale Price: \$1,061,339.40 (\$119,790 Per Acre / \$2.75 per SF)**



Linda Miller, Broker
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1668 Windham Way
O'Fallon, IL 62269

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TRADE AREA AERIAL

SITE

929 McDonough Lake Rd.
And Fournie Lane
Collinsville, IL 62234



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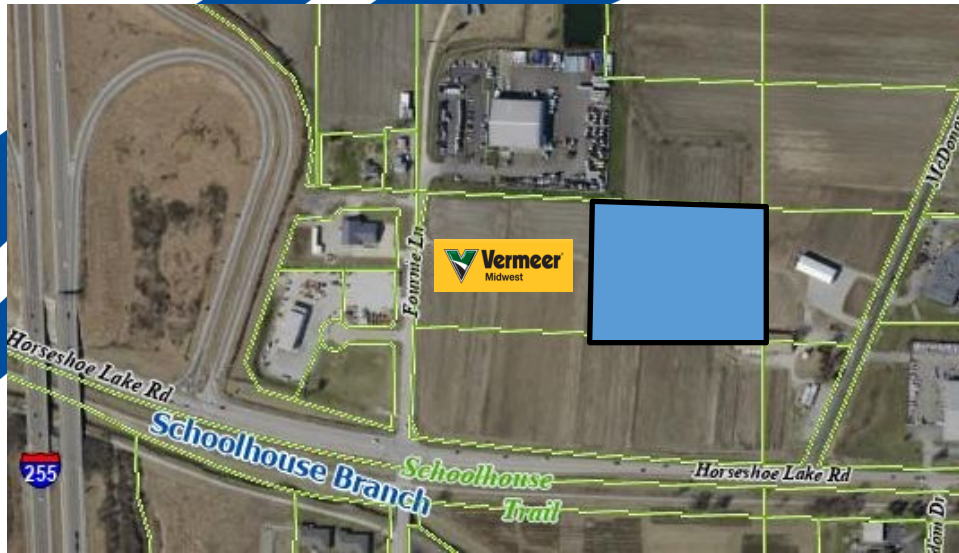
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SITE INFORMATION

Fournie Lane (Outside Yard Permitted)
Collinsville, IL 62234



LOCATION INFORMATION

Property	4.9 +/- Acres Remaining from Original 10.4 Acres
Street Address	Fournie Lane
City, State, Zip	Collinsville, IL 62234
County	Madison
Market	St. Louis/Metro East
Side of Street	East
Nearest Highway	I-255

PROPERTY DETAILS

Parcel Number(s)	13-1-21-19-00-000-008.003
Property Type	Vacant (Currently Tillable Farm Ground)
Zoning	P-BP-3 Collinsville
Lot Size	4.9 +/- Acres
Lot Frontage	
Lot Depth	Varies
Traffic Count	48,800 / 10,000
Traffic Count Street	I-255 / Horseshoe Lake Road
Taxes/Year	\$362.84 / 2022
Incentives	Madison County Discovery Enterprise Zone

UTILITIES

Electric (Southwestern Electric)	Location of Utilities
Water	City Water located along Fournie Lane
Sewer	Public Sewer located along Fournie Lane
Natural Gas (Ameren IL)	North of Horseshoe Lake Rd along Fournie Lane



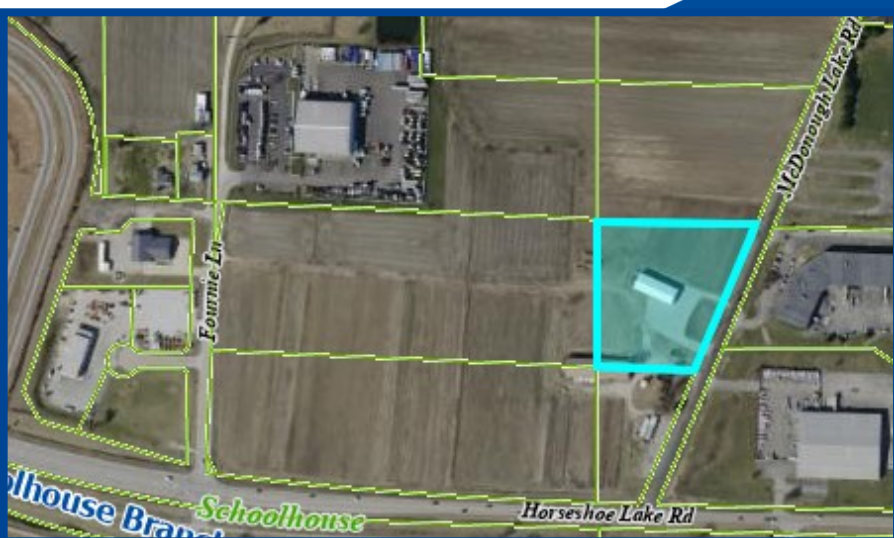
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SITE INFORMATION

929 McDonough Lake Rd
Collinsville, IL 62234

3.96 Acres (2 Parcels: 3.46 + 0.5)



UTILITIES

Electric (Southwestern Electric)	Location of Utilities
Water	City Water located along McDonough Lake Rd.
Sewer	Public Sewer located along McDonough Lake Rd.
Natural Gas (Ameren IL)	Along Horseshoe Lake Rd.

PROPERTY DETAILS

Parcel Number(s)	13-1-21-20-00-000-013.003 / C03
Property Type	Vacant (Tillable) / 50' x 125' Warehouse
Zoning	BP-3 Collinsville
Lot Size	3.46 Acres / .5 Acres
Lot Frontage	418.06' on McDonough Lake Rd.
Lot Depth	Varies
Traffic Count	10,000
Traffic Count Street	Horseshoe Lake Road
Taxes/Year	\$69.04 / \$2,426.64 / 2022
Incentives	Madison County Discocery Enterprise Zone

WAREHOUSE BUILDING INFORMATION

Building Size	6,250 SF (50' x 125')
Year Built	1978
Total SF	6,250 SF (1,750 SF +/- Office/4500 SF +/- Warehouse)
Roof	Metal
Framing	Metal
Sliding Doors	Two (2) Sets of 16' x 16' Sliding Doors
Garage Door	One (1) 8' x 14'
Ceiling Height	16'
Electric (Southwestern Electric)	220 V / 3 Phase available
Heat (Propane Gas)	Propane Gas
Air	Central (Office Only)
Water	City Water (Water located along McDonough Lake Rd)
Sewer / Septic	Septic (Sewer located along McDonough Lake Rd)
Sprinklered	No
Dock Doors	No
Rest Rooms	Yes (1)

LOCATION INFORMATION

Property	3.46 Acre Tillable + 6,250 Office/Warehouse on .5 Acres
Street Address	929 McDonough Lake Rd.
City, State, Zip	Collinsville, IL 62234
County	Madison
Market	St. Louis/Metro East
Side of Street	West
Nearest Highway	I-255

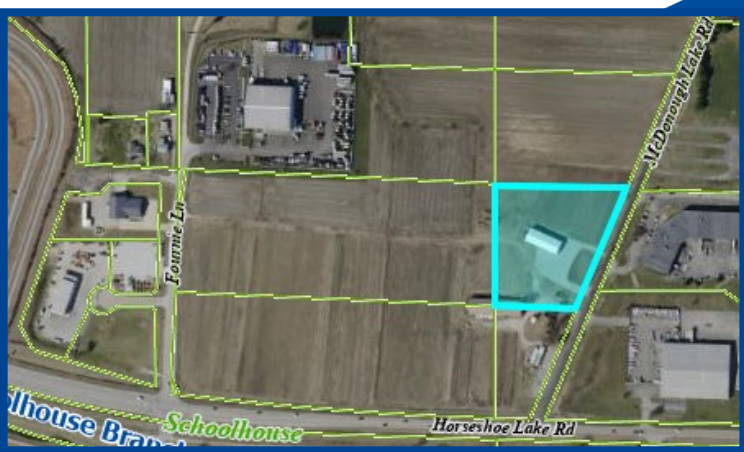


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SITE INFORMATION

929 McDonough Lake Rd
Collinsville, IL 62234
6,250 SF Office/Warehouse on 0.5 Acres



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PARKING & TRANSPORTAION	
Parking Type	Gravel
# of Spaces	?
Parking Description	Attached gravel Parking Lot



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Market Overview

Collinsville is a city located mainly in Madison County, and partially in St. Clair County, both in Illinois. Collinsville is approximately 9 miles from St. Louis, Missouri and is considered part of that city's Metro-East area. With a 2020 population of 24,713, it is the 93rd largest city in Illinois and the 1,556th largest city in the United States.

The average household income in Collinsville is \$66,836.

It is the site of the Brooks Catsup Bottle Water Tower, the world's largest ketchup bottle. Collinsville is the world's horseradish capital. The area is said to produce 85% of the world's horseradish, of such high quality that Germany and China (key users of the herb) import it for gourmet use.

In addition to Collinsville's prime Midwestern location, Collinsville is home to a well-developed business community. Businesses choose Collinsville for its central location near the St. Louis region, Interstate access and progressive business climate.

MOST MARKETABLE ASSETS INCLUDE:

- ⇒ Location only 9 miles from downtown St. Louis. Collinsville is surrounded by Interstates 55, 70, 64, 255 and 270, which link it to the rest of the country and make it less than an hour's drive for 2.5 million people.
- ⇒ A prime location for logistics with Horseshoe Lake Road Industrial Park, complete with 100,000 sq. ft. in facilities.
- ⇒ Viable and available office space at Eastport Plaza Business Center, home to Ameren IL Corporate Headquarters, Louer Facility Planning, Inc., and more.
- ⇒ Gateway Convention Center: On May 1, 2018, unified efforts for economic growth began when the City of Collinsville took over the ownership & operation of the Gateway Convention Center. The Gateway Convention Center contributes approximately \$36 Million to the City's economy.



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