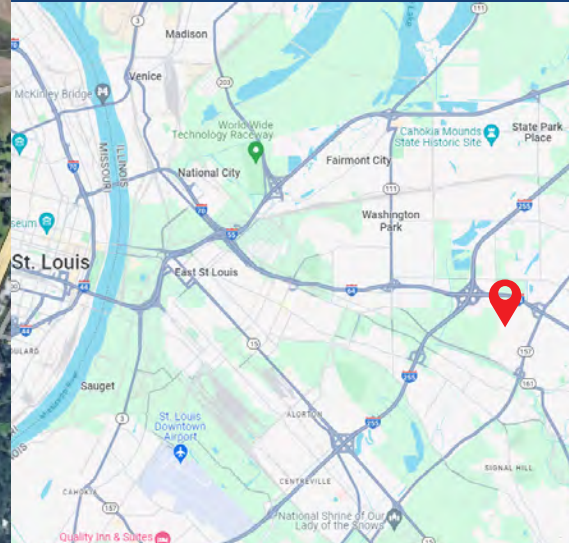




10.91 ± ACRES FOR SALE



Pardue Drive | Caseyville, IL 62203

PROPERTY HIGHLIGHTS

- 10.91 ± Acres
- Zoned Industrial
- Access via I-64/IL Rt 157 Interchange
- Signalized Intersection at Rt. 157/ Tucker Dr.
- Sewer and Water by Caseyville and Metro East Sanitary District
- Caseyville Police, French Village Fire Dept.
- TIF, Enterprise Zone available
- FIRM Classification Zone AH Elev. +/-423 100 yr. Floodplain 427
- **Sale Price: \$654,699 (\$60,000/Acre)**



Paul Nagel

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St. Louis, MO 63146
636-728-5100
www.gundakercommercial.com



DEVELOPMENT SITE FOR SALE

Six listings up the 294 ± acres, potential for additional 56 acres

- Excellent interstate access and visibility
- Located at I-64 / I-255 Interchange
- Access via I-64/ IL Rt. 157 Interchange with signalized intersection at Rt. 157 / Tucker Dr.
- Potential future access via St Clair Ave. on the South
- North 81st Street bridge over I-64, accessing northside of I-64 at Bunkum Road
- Hospitality businesses in place: Motel 6, Quality Inn & Suites, Cracker Barrel, McDonalds, Dairy Queen, Hardees
- Access to the Mississippi River at St. Louis America's second largest Inland Port
- The St. Louis Metro has six Class-I railroads accessing all of North America
- Present zoning: industrial and agricultural

Labor force:

For Distribution Centers: St. Louis has the lowest operating costs among several central U.S. cities considered prime distribution hubs. County sponsored training programs available.

General Vicinity:

- 6 miles west of St Clair Square
- 11 miles east of Downtown St Louis Airport
- 12 miles east of Downtown St Louis
- 12 miles south of Gateway Commerce Center
- 16 miles west of Scott AFB
- 18 miles west of Mid America Airport
- 19 miles east of Lambert International Airport



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