

# DEVELOPMENT SITE

115± TOTAL ACRES FOR SALE  
Caseyville, IL 62203



PARCEL NO.	ACRES	PRICE
2140400022	31.47331	\$35,900/AC
2140300019	16.08119	\$35,900/AC
2230100012	20.18023	\$35,900/AC
2140400015	4.612024	<b>SOLD</b>
2140400016	20.02149	<b>SOLD</b>
<b>AVAILABLE</b>	<b>67.73</b>	<b>\$35,900/AC</b>
22303050001-3	10.9	\$70,000/AC
2230100014	37.29	\$30,000/AC
2130100017	8.349221	<b>SOLD</b>
2230200022	20.168045	<b>SOLD</b>
2230200028	11.00	<b>SOLD</b>

## FIVE LISTINGS MAKING UP 115± ACRES

Potential for additional acreage

- Access via I-64/ IL Rt. 157 Interchange
- Signalized intersection at Rt. 157 / Tucker Dr.
- Potential future access via St Clair Ave. on the south
- N. 81st Street overpass bridge over I-64 rated 80,000 lbs
- Surrounding hospitality businesses:
  - Motel 6, Quality Inn & Suites, Fairbridge Inn, Cracker Barrel, McDonalds, Dairy Queen, Taco Bell, and Hardees
- Zoning: industrial and agricultural
- Sewer and water by Caseyville and Metro East Sanitary District
- Caseyville and French Village Fire Departments
- Caseyville Police
- TIF on incorporated parcels
- Enterprise zone on incorporated parcels
- Opportunity zone on southside of St. Clair Ave.
- Metro stop nearby
- FIRM Classification Zone AH ELV 423 100YRFP427

## GENERAL VICINITY:

- 12 miles East of Downtown St. Louis
- 6 miles West of St Clair Square
- 11 miles East of Downtown St. Louis Airport
- 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



## CONTACT US:

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