

FOR SALE

REDEVELOPMENT
SITE
OPPORTUNITY

4601 & 4621 N State Route 157
Old Carpenter Road
Edwardsville, Illinois 62025



For information, contact:

DAVE KUNKEL
Broker

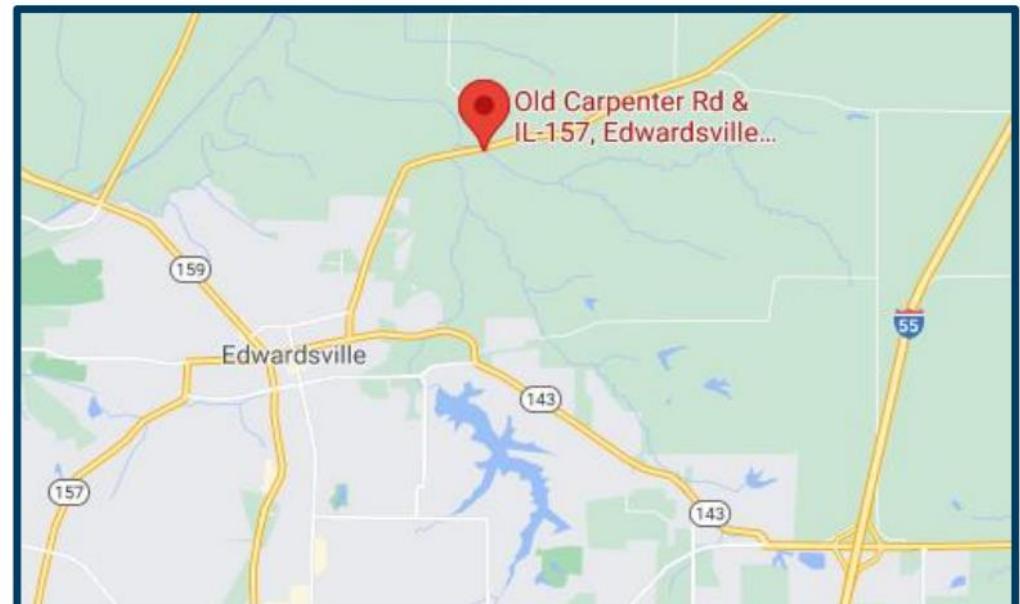
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REDEVELOPMENT OPPORTUNITY

- 22.53 +/- Acres
- Parcel ID #'s 14-1-15-01-00-000-006, -007 and -008
- Zoned: R-2 Single Family with COMMERCIAL POTENTIAL
- Located along State Route 157 & Old Carpenter Road
- Electric, Cable, Water and Sewer to the Property
- Adjacent to the MCT 18.4 mile Quercus Grove Trail
- 2-Miles North of Downtown Edwardsville
- Great frontage visibility along State Route 157/ Historic Route 66
- **Sale Price: \$799,000**



Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

4601 AND 4621 N. STATE ROUTE 157

UNINCORPORATED MADISON COUNTY, ILLINOIS
22.53 ACRES \pm PROPOSED PUD



SCALE: 1"=250' CONCEPTUAL PLAN - 8/25/2021



**SHERRILL
ASSOCIATES**
Surveyors-Engineers
-Planners
316 Main Street
Edwardsville, IL 62025
(618) 656-9251