

# FOR SALE

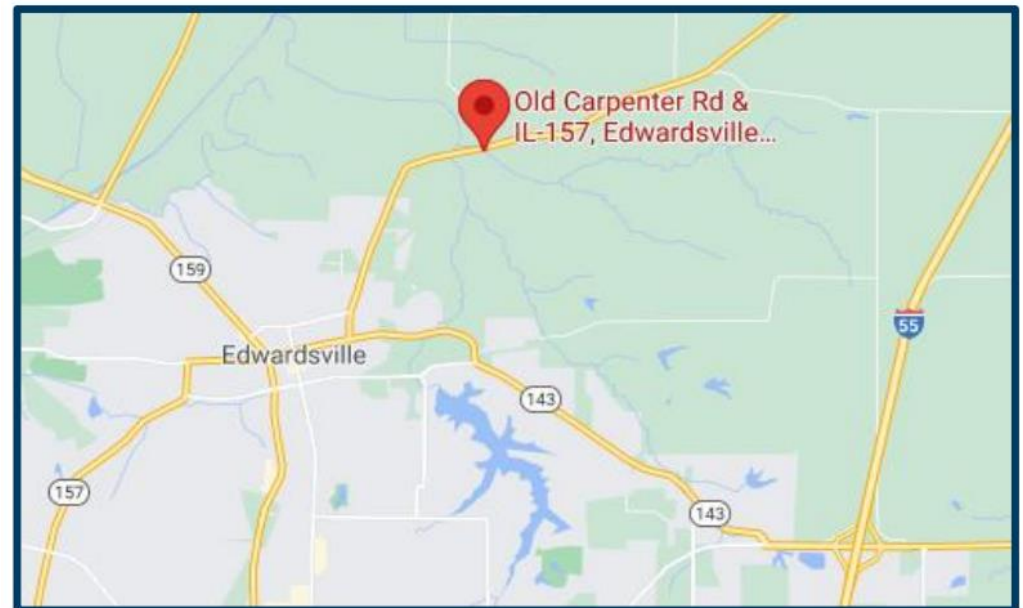
REDEVELOPMENT  
SITE  
OPPORTUNITY

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



## 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**



For information, contact:

**DAVE KUNKEL**  
**Broker**

DAVE@CHOOSEKWG.COM

618.202.4500 OFFICE

618.977.1846 MOBILE

3318 N Illinois

Swansea, IL 62226

CHOOSEKWG.COM



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± PROPOSED PUD

