

22-ACRE DEVELOPMENT SITE

ROUTE 162, TROY, IL

FOR SALE

■ CHOOSEKWG.COM ■ CHOOSEKWG.COM ■ CHOOSEKWG.COM ■



COMMERCIAL DEVELOPMENT SITE

- 22.04 ACRES
- PARCEL # 09-1-22-05-00-000-012
- Near McDonalds, Arby's, Burger King, Pilot & TA Truck Stops, Walgreens Pharmacy, Cracker Barrel, Hotels and more
- Interstate access within 1/4 mile
- Downtown St. Louis less than 18 miles
- **List Price: \$3,600,000**

Call Now! 618-202-4500



KUNKEL
COMMERCIAL
GROUP

Dave Kunkel - Broker

618-977-1846

dave@choosekwg.com

Kelly Hulvey - Broker

618-210-4702

kelly@choosekwg.com

Luke Allan - Broker

618-578-3598

luke@choosekwg.com

784 WALL STREET SUITE 150 O'FALLON, IL 62269 618-202-4500



FOR SALE

**List Price: \$3,600,000
(\$3.75 PSF)**

22.04
ACRE
DEVELOPMENT
SITE



**KUNKEL
COMMERCIAL**
GROUP

Dave Kunkel - Broker

618-977-1846

dave@choosekg.com

Kelly Hulvey - Broker

618-210-4702

kelly@choosekg.com

Luke Allan - Broker

618-578-3598

luke@choosekg.com

784 WALL STREET SUITE 150 O'FALLON, IL 62269 618-202-4500

22.04-ACRE DEVELOPMENT SITE

- Superior visibility along Route 162.
- Interstate 55/70 access less than ¼ mile.
- Zoned C-3 Highway Commercial.
- Electric, Gas, Water & Sewer along 162.
- Call Broker for details