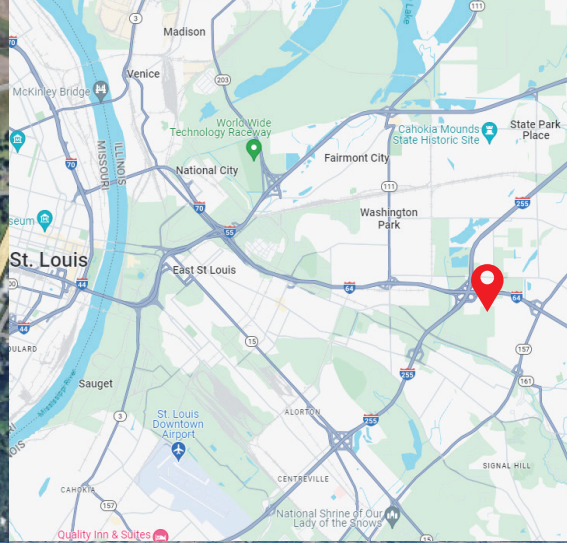


37.29 ± ACRES FOR SALE



North 81st Street | Caseyville, IL 62203

PROPERTY HIGHLIGHTS

- 37.29 ± Acres
- 831 ± SF of Frontage on N. 81st Street
- Possible 294 ± Acres to redevelop with surrounding parcels (see back)
- Easy access to I-255 and Route 157
- **Sale Price: \$1,118,915.00 (\$30,000/Acre)**



Paul Nagel

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DEVELOPMENT SITE FOR SALE

Six listings making 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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