

LAND FOR SALE

7421 North Illinois Street, Caseyville, IL 62232



1.71 Acre Site

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

Mike Durbin

Broker Associate

Office: (618) 277-4400 (Ext. 39)

Cell: (618) 960-8675

miked@barbermurphy.com

Terry Johnson

Broker Associate

Office: (618) 277-4400 (Ext. 24)

Cell: (618) 977-8367

terryj@barbermurphy.com



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

AREA MAP

7421 NORTH ILLINOIS STREET, CASEYVILLE, IL 62232



LOCATION OVERVIEW

The 1.71 Acre development site is situated in Caseyville, IL, just off Interstate 64. High traffic site near Stonewolf Golf Club with immediate access to IL-159 (North Illinois Street). Caseyville is located in the southwest corner of the State of Illinois about 13 miles from St. Louis, Missouri. It's close proximity to St. Louis, offers convenient access to a major metropolitan area.



Frontage: 155'
Depth: 472'



Level to Steep slope
Topography



MidAmerica Airport
13 miles



Interstate 64



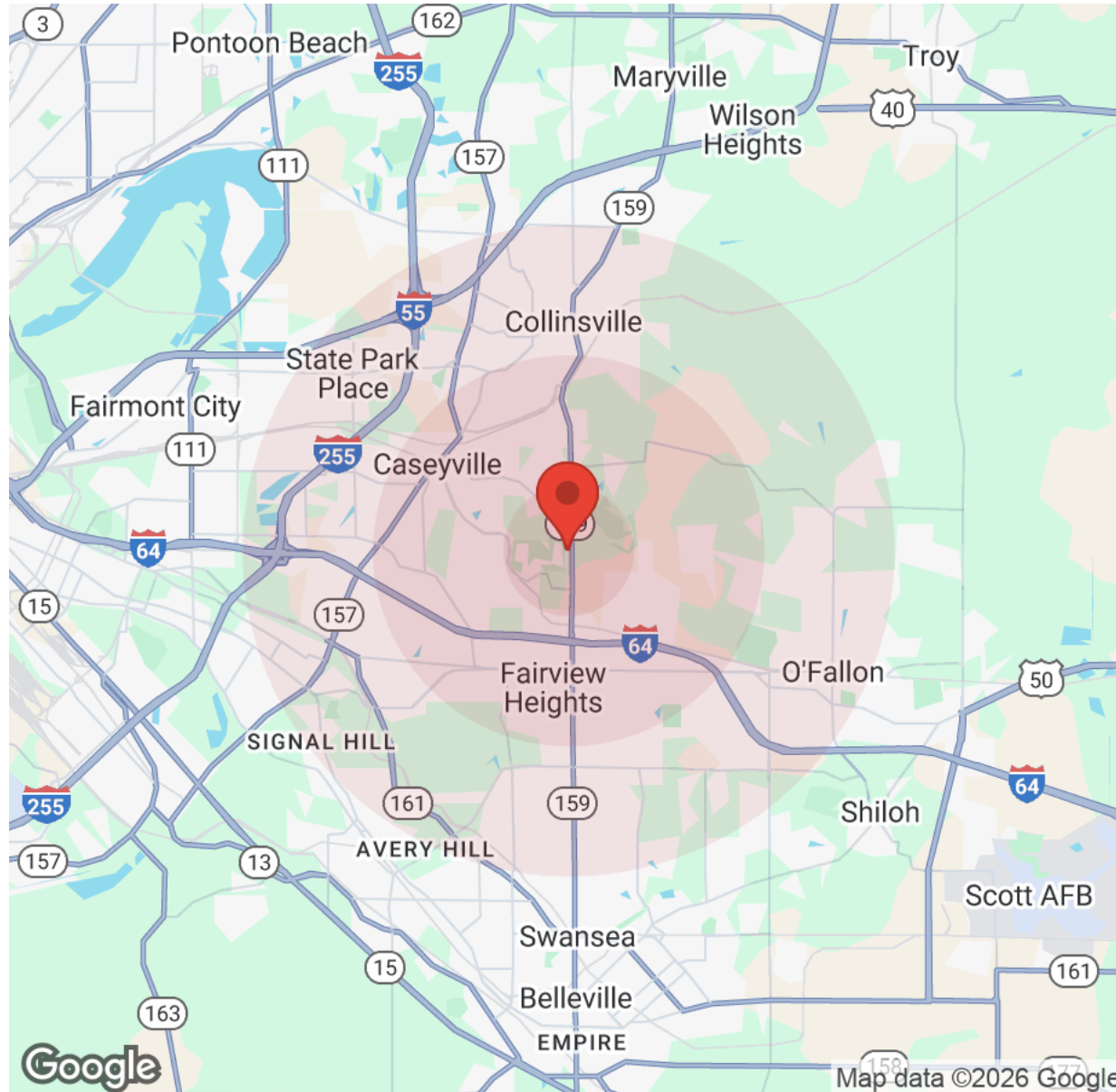
16,500 ADT

EXIT

Exit: 12

DEMOGRAPHICS

7421 NORTH ILLINOIS STREET



Population	1 Mile	3 Miles	5 Miles
Male	678	14,695	45,345
Female	667	14,982	47,018
Total Population	1,345	29,677	92,363

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	252	5,529	16,502
Ages 15-24	133	3,420	10,923
Ages 25-54	509	11,882	36,722
Ages 55-64	177	3,600	11,566
Ages 65+	273	5,245	16,649

Race	1 Mile	3 Miles	5 Miles
White	910	18,940	58,854
Black	249	6,882	21,936
Am In/AK Nat	1	30	74
Hawaiian	N/A	15	37
Hispanic	76	1,991	6,327
Asian	63	822	2,291
Multi-Racial	44	962	2,762
Other	2	36	83

Income	1 Mile	3 Miles	5 Miles
Median	\$124,183	\$87,984	\$83,603
< \$15,000	27	624	2,565
\$15,000-\$24,999	31	579	2,356
\$25,000-\$34,999	1	828	2,633
\$35,000-\$49,999	29	1,337	4,412
\$50,000-\$74,999	51	1,750	5,538
\$75,000-\$99,999	56	1,727	5,343
\$100,000-\$149,999	103	2,443	7,113
\$150,000-\$199,999	61	1,249	3,836
> \$200,000	166	1,494	4,890

Housing	1 Mile	3 Miles	5 Miles
Total Units	577	13,349	42,649
Occupied	527	12,031	38,687
Owner Occupied	464	8,905	26,572
Renter Occupied	63	3,126	12,115
Vacant	51	1,318	3,962

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TERRY JOHNSON
Broker Associate
O: (618) 277-4400
C: (618) 977-8367
terryj@barbermurphy.com

MIKE DURBIN
Broker Associate
O: (618) 277-4400
C: (618) 960-8675
miked@barbermurphy.com

LAND PROPERTY SUMMARY

7421 NORTH ILLINOIS STREET

LISTING # 1046

LOCATION DETAILS:

Parcel #: 03-16.0-401-005
County: IL - St. Clair
Zoning: IMP Res & Unimp Res - Caseyville

PROPERTY OVERVIEW:

Lot Size: 1.71 Acres
Min Divisible Acres: 1.71
Max Contig Acres: 1.71
Frontage: 155'
Depth: 472'
Land Status: Existing,Vacant
Topography: Level to steep slope
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-64
Airport Access: MidAmerica Airport (13 Miles)

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 16,500
Taxes: \$836.54



SALE INFORMATION:

Sale Price: \$65,000
Price / Acre: \$38,012
\$/SF (Land): \$0.87

UTILITY INFO:

Water Provider: Caseyville
Water Location: On Site
Sewer Provider: Caseyville
Sewer Location: On Site
Gas Provider: Amerigas (Propane)
Gas Location: On Site
Electric Provider: Ameren IL
Electric Location: On Site

Property Description

The 1.71 acre development site is situated in Caseyville, IL just off Interstate 64. High traffic site near Stonewolf Golf Club with immediate access to IL-159 (North Illinois Street). Property is Broker Owned.