



Industrial/Commercial Lot – 3.44 Acres | East St. Louis, IL

Property Overview

Exceptional opportunity to acquire a strategically located **vacant lot** in a high-activity corridor of East St. Louis. This 3.44-acre site is surrounded by key infrastructure and community assets, including:

- **Metro Bus Depot**
- **St. Marks Church**
- **Solar Farm**
- **Commercial Offices**
- **East St. Louis High School**

Zoning: Industrial & Commercial

Site Condition: Vacant land with bid in place from a local firm for demolition and grading to build-ready condition

Access: No rail access currently

Utilities: Available nearby (verify with local municipality)

Pricing: \$1 per square foot

Highlights:

- Prime location in an established and evolving area
- Ideal for industrial, commercial, or mission-aligned development
- Surrounded by public services, transportation, and employment centers
- Strong potential for value-add or community-focused projects

Contact:

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Let's build on the momentum in the area—and do good things.