

COMMERCIAL DEVELOPMENT SITES FOR SALE

2285 IL Rt 127 Greenville, IL 62246



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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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

2285 IL Rt 127 Greenville, IL 62246



LOCATION OVERVIEW

Excellent location near I-70 at the Exit 45 interchange. Site has over 550 Feet of Frontage on Rt 127 and shares access with the Comfort Inn & Suites Hotel.

Lot 1: 3.17 Acres for \$225,000

Lot 2: 0.80 Acres for \$40,000



Frontage: 550'



I-70



Utilities On-Site

EXIT

45

Interchange

LAND PROPERTY SUMMARY

2285 IL ROUTE 127

LISTING # 2863

LOCATION DETAILS:

Parcel #: 05-10-24-109-001 & 05-10-24-113-001 & 05-10-24-111-001
County: IL - Bond
Zoning: C-1

PROPERTY OVERVIEW:

Lot Size: 3.97 Acres
Min Divisible Acres: 0.8
Max Contig Acres: 3.17
Frontage: 550'
Depth: IRR
Land Status: Vacant
Topography: Flat
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-70 Exit 45

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 22,800 on I-70 & 3,300 on IL Rt 127
Taxes: \$1,880.00
Tax Year: 2024



SALE INFORMATION:

Sale Price Lot 1: \$225,000
Sale Price Lot 2: \$40,000

UTILITY INFO:

Water Provider: City Served
Water Location: On Site
Sewer Provider: City Served
Sewer Location: On Site
Gas Provider: Southwestern Electric Cooperative,
Gas Location: On Site
Electric Provider: Southwestern Electric Cooperative,
Electric Location: On Site

PROPERTY DESCRIPTION:

3.97 Acres For Sale. All Utilities on site. Site has over 550' of Frontage on Rt 127 and shares access with the Comfort Inn & Suites Hotel.
Lot 1 is 3.17 acres for \$225,000
Lot 2 is .80 acres for \$40,000

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