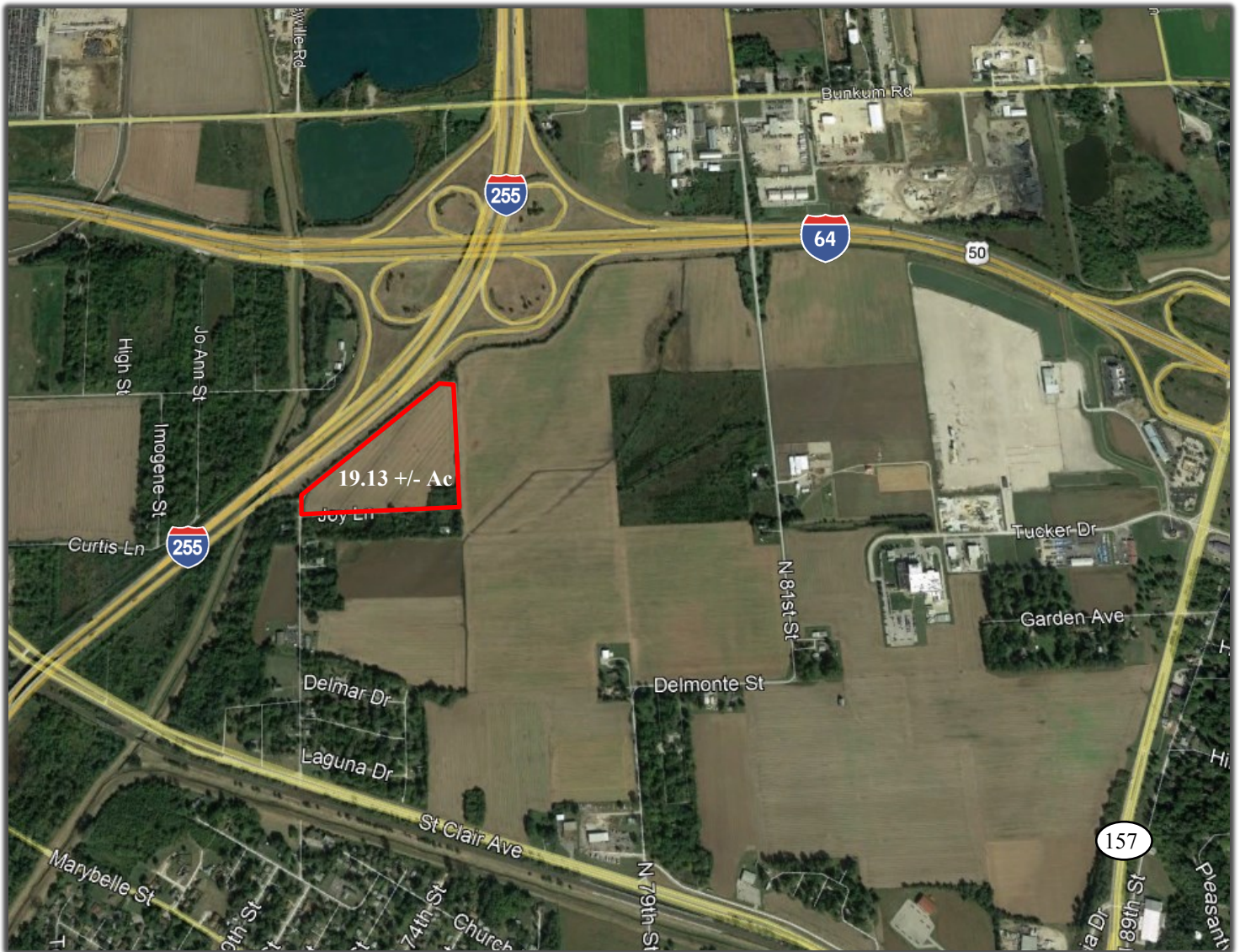


For Sale

19.13 +/- Acres (Possible 256 +/- Ac. Redevelopment, see back)

1290 N 71st Street
Caseyville, IL 62202



- 19.13 +/- Acres
- Possible 256 +/- SF to Redevelop with Surrounding Parcels (see back)
- Easy Access to I-255 and Route 157
- **Asking Price: \$37,500 per Acre**



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POSSIBLE REDEVELOPMENT (256 +/- Ac.)

1290 N. 71st Street
Caseyville, IL 62202



Development Site for Sale

(Four Listings making up the 237 acres, Potential for additional acreage)

Access via I-64/ IL Rt. 157 Interchange

Signalized Intersection at Rt. 157 / Tucker Dr.

Potential Future Access via St Clair Ave. on the South

N. 81st St. Overpass Bridge on I-64 Rated 80,000 lbs.

Surrounding Hospitality Businesses:

Motel 6, Quality Inn & Suites, Fairbridge Inn, Cracker Barrel,
McDonalds, Dairy Queen, Taco Bell and Hardees

Zoning: Industrial and Agricultural

Sewer and Water by Caseyville and Metro East Sanitary District

Caseyville and French Village Fire Departments

Caseyville Police

TIF on Incorporated Parcels

Enterprise Zone on Incorporated Parcels

Opportunity Zone on Southside of St. Clair Ave.

Metro Stop Nearby

FIRM Classification Zone AH

— Caseyville Corporate Boundary

Parcel No	Acres	Price
214040022	31.47331	
214030019	16.08119	
214040015	4.612024	
214040016	20.02149	
2230100012	20.18023	
	92.368244	\$2,262,820.00
2230100003	0.500187	
2230305009	8.246564	
2230200010	19.787179	
2230200011	0.180344	
2230102011	38.132751	
2230200025	39.437707	
	105.784545	\$3,162,523.00
2230200004	20.168045	
2230200022	11.00	
	31.168045	\$662,776.00
2230100014	19.132597	\$717,472.00
2140400021	8.349221	\$204,575.00
TOTALS	256.80269	\$7,010,166.00

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