

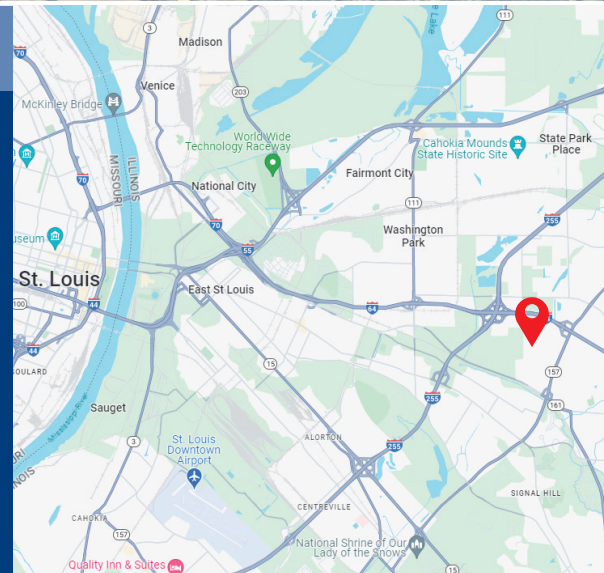
FOR SALE

37.29± Acres Available
N. 81st Street | Caseyville, IL 62203



PROPERTY HIGHLIGHTS

- 37.29 ± Acres
- 831± SF of Frontage on N. 81st Street
- Possible 135± Acres to redevelop with surrounding parcels (see back)
- Easy access to I-255 and Route 157
- **SALE PRICE: \$1,118,915**



CONTACT US:

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GUNDAKER
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55 Westport Plaza Drive, Ste. 200

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SIX DEVELOPMENT SITES FOR SALE

Up to 135± Acres Available



Property Highlights:

- 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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