

2.0 ACRE DEVELOPMENT SITE

9521 Rieder Rd., Lebanon, IL 62254



BARBERMURPHY

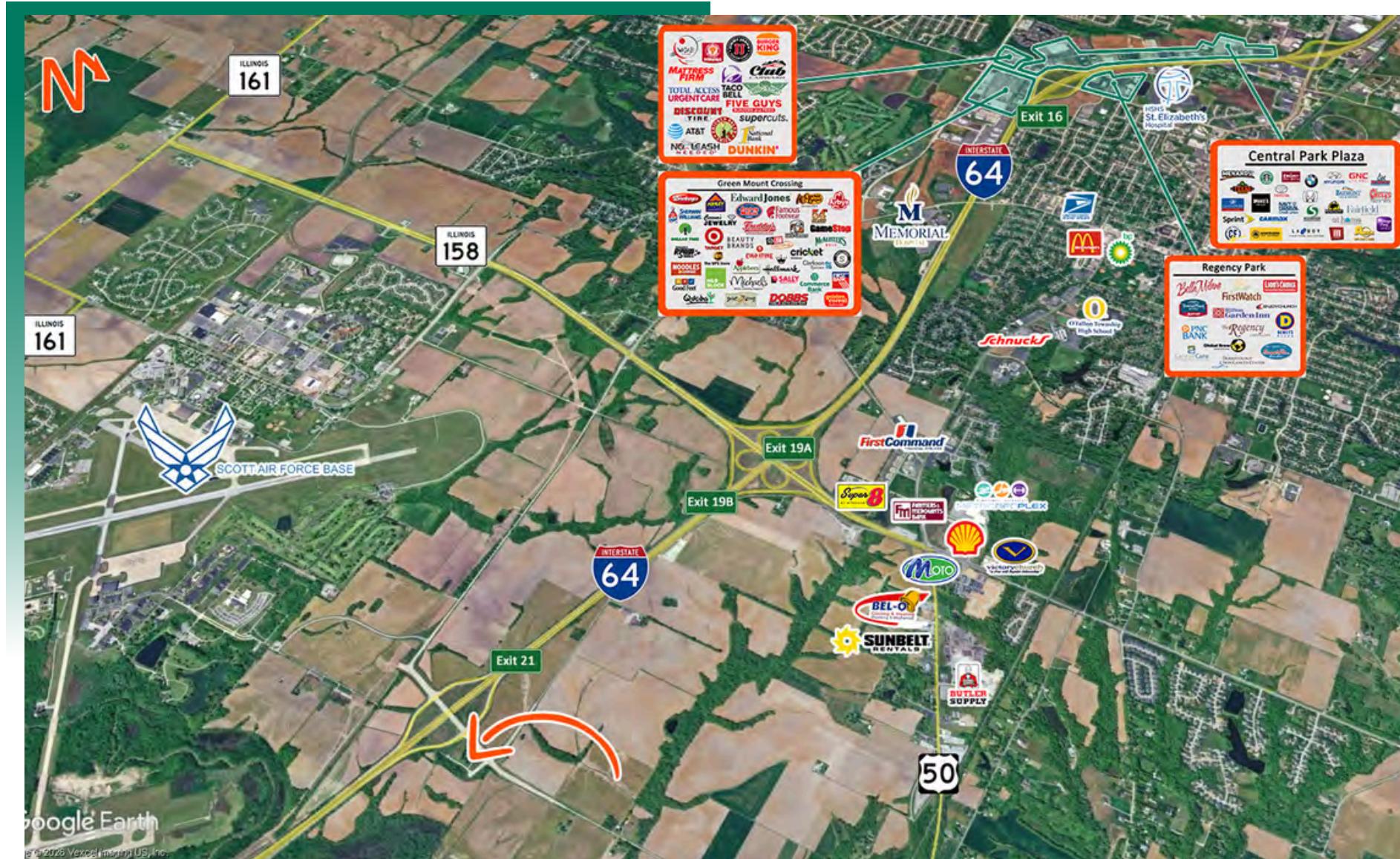
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AREA MAP

9521 Rieder Rd., Lebanon, IL 62254



LOCATION OVERVIEW

Close proximity to I-64 access. Ideal gas station, hotel, restaurant location.

LAND PROPERTY SUMMARY

9521 RIEDER RD

LISTING # 3183

LOCATION DETAILS:

Parcel #: 09-02.0-100-012
County: IL - St. Clair
Zoning: Agricultural



PROPERTY OVERVIEW:

Lot Size: 2.0 Acres
Min Divisible Acres: 2
Max Contig Acres: 2
Frontage: 290
Depth: Varies
Topography: Level
Archeological: No
Environmental: No
Survey: No

SALE INFORMATION:

Sale Price: \$449,000
Price / Acre: \$224,500
\$/SF (Land): \$5.15

TAX INCENTIVE ZONES:

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

UTILITY INFO:

Water Provider: O'Fallon
Water Location: On Site
Sewer Provider: Septic
Gas Provider: Propane
Electric Provider: Ameren
Electric Location: On Site

TRANSPORTATION:

Interstate Access: I-64
Airport Access: Mid America

PROPERTY DESCRIPTION:

2 acres on the N.E quadrant of I-64 and Rieder Rd. Excellent interstate access. Electric and Water at site. Excellent interstate location and visibility

DEMOGRAPHICS:

Traffic Count: 41,900 (I-64)

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