

FOR SALE: FULLY DEVELOPED LOTS - INDUSTRIAL ZONED

401-420 Janet Beth Way, Highland, IL 62249



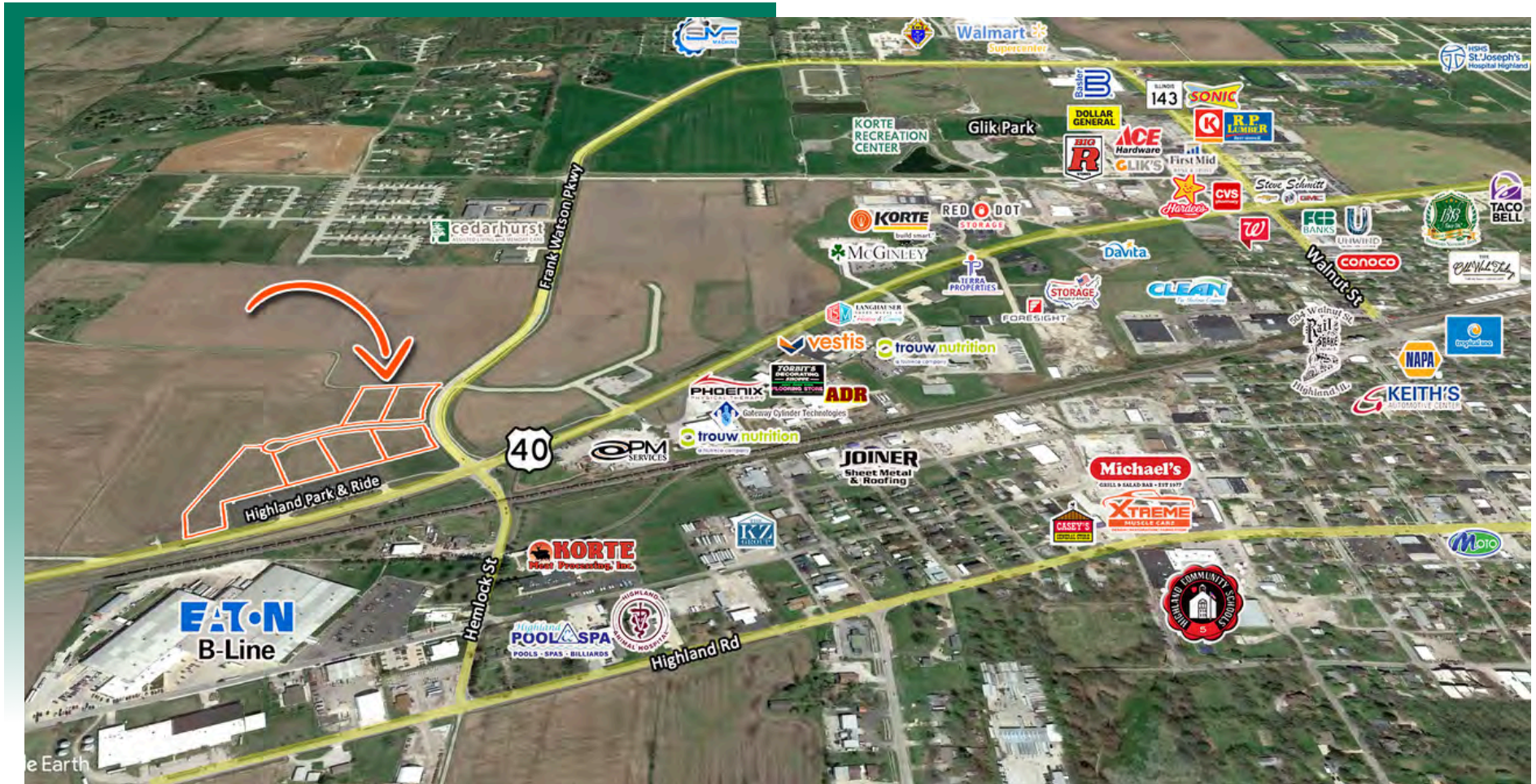
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



AREA MAP

401-420 Janet Beth Way, Highland, IL 62249



LOCATION OVERVIEW

Janet Beth Way development is located at the entryway to Highland, 1.5 miles from St. Joseph's Hospital and 5.5 miles from Interstate-70. Tax Increment Finance (TIF) and Enterprise Zone incentives available.

SURVEY & LOT INFORMATION

401-420 Janet Beth Way, Highland, IL 62249



| LOT | PARCEL # | ACRES | \$/SF |
|-----|-----------------------|-------|--------|
| 1 | 01-2-24-06-00-000-028 | 0.94 | \$3.91 |
| 2 | 01-2-24-06-00-000-029 | 1.33 | \$3.23 |
| 3 | 01-2-24-06-00-000-030 | 1.34 | \$3.21 |
| 4 | 01-2-24-06-00-000-031 | 2.75 | \$3.00 |
| 6 | 01-2-24-06-00-000-033 | 1.2 | \$3.30 |
| 7 | 01-2-24-06-00-000-034 | 1.1 | \$3.33 |

- (6) shovel-ready lots
- Maximum 6.36 acres contiguous
- All utilities available on site
- Zoned industrial

LAND PROPERTY SUMMARY

401-420 JANET BETH WAY

LISTING # 3222

LOCATION DETAILS:

Parcel #: 01-2-24-06-00-000-034; 028; 033; 029; 030; 031
County: IL - Madison
Zoning: Industrial District

PROPERTY OVERVIEW:

Lot Size: 8.57 Acres
Min Divisible Acres: 0.94
Max Contig Acres: 6.36
Frontage: 461
Depth: 654
Land Status: Existing
Topography: Flat
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

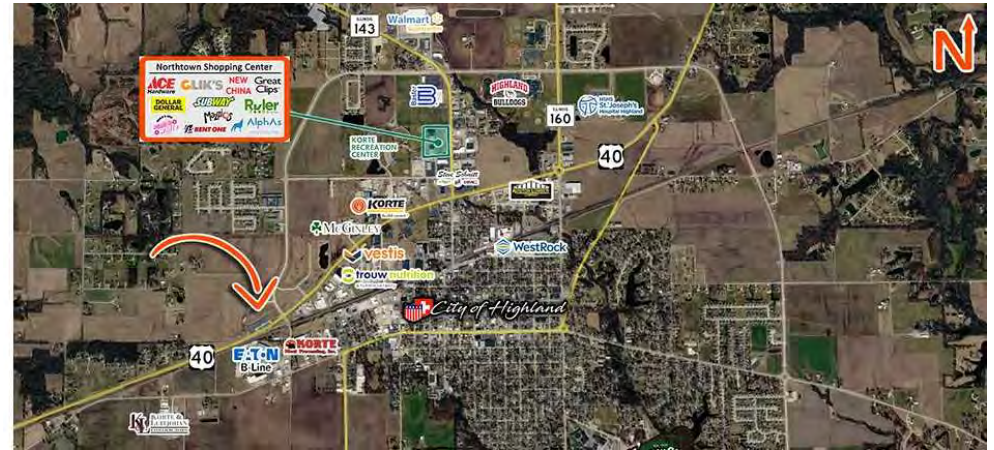
TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-70

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 4,850
Taxes: \$785.72
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$3.00/SF - \$3.91/SF

UTILITY INFO:

Water Provider: City of Highland
Water Location: On Site
Sewer Provider: City of Highland
Sewer Location: On Site
Gas Provider: Ameren Natural Gas
Gas Location: On Site
Electric Provider: City of Highland
Electric Location: On Site

PROPERTY DESCRIPTION:

(6) shovel-ready lots ranging from 0.94 acres to 2.75 acres (maximum 6.36 acres contiguous) off of Route 40. All utilities available on site. Ideal location for a car wash, retail strip center, quick service restaurant (QSR) or even a warehouse development. Zoned Industrial.



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