

Zoned Agricultural Land for Sale – 23.4 Acres

7300 St. Clair Ave.
East St. Louis, IL 62203



- 22.9 Acres Tillable – 0.5 Acres Wooded
- Zoned Agricultural
- Located in Unincorporated St. Clair County
- 2 Miles from the I-64/I-57 Intersection

Sale Price: \$225,000 (\$9,615/Acre - \$0.22/SF)

BARBERMURPHY

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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



23.4 ACRES

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

Zoned Agricultural

Listing No: 2174

Land

Agriculture

Highway 50
7300 St. Clair Avenue
East St. Louis, IL 62203

SALE INFORMATION:

For Sale: Yes
Sale Price: \$225,000
Sale Price/Acre: \$9,615
Sale Price/SF: \$0.22

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

22.9 Tillable Acres & .5 Wooded Acres
Zoned Agricultural
Located in Unincorporated St. Clair County
2 Miles from Intersection of I-64 and Hwy
157

Total Acres Available: 23.40

Min Divisible Acres: 23.40

LAND MEASUREMENTS:

Acres: 23.40
Frontage: 840 FT
Depth: 1,125 FT

Subdivide Site: No

TRANSPORTATION :

Interstate: 2 Miles to I-64
Rail: N/A
Barge: N/A
Airport: 11 Miles to St. Louis Downtown Airport

PROPERTY INFORMATION:

Parcel No: 02230305001 & 002 & 003
County: St. Clair
Zoning: Agricultural
Zoning By: St. Clair County
Complex:

TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$1,250.64
Tax Year: 2018
Traffic Count: 12,000
Topography: Flat

UTILITY INFORMATION

Water Provider:	Illinois American Water	Service:	Location:
Sewer Provider:	Metro East Sanitary	Service:	Location:
Gas Provider:	Ameren IL	Service:	Location:
Electric Provider:	Ameren IL	Service:	Location:
Telecom Provider:		Service:	Location:

Listing Broker(s)

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