

DEVELOPMENT SITE

(230 +/- Acres)

Caseyville, IL 62203



Development Site for Sale

(Six Listings making up the 294 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 over 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 ELV 423 100YRFP427

Parcel No	Acres	Price
2140400022	31.47331	
2140300019	16.08119	
2140400015	4.612024	SOLD
2140400016	20.02149	SOLD
2230100012	20.18023	
	67.73	\$2,431,677.00 or \$35,900 per acre
2230100003	0.500187	
2230305009	8.246564	
2230200010	19.787179	
2230200011	0.180344	
2230102011	38.132751	
2230200025	39.437707	
	105.784545	\$3,667,005.00 or \$34,500 per acre
2230200004	20.168045	SOLD
2230200022	11.00	SOLD
22303050001-3	23.4	Listed by Other, \$225,000 or \$9,615 per acre
2230200013	37.29	\$1,118,915 (\$30,000 per acre)
2230100014	19.132597	\$717,472 (\$37,500 per acre)
2140400021	8.349221	SOLD
TOTALS	229.93	\$7,935,070.00



General Vicinity:

- 12 miles East of Downtown St. Louis
- 6 miles West of St Clair Square
- 11 miles East of Downtown St. Louis Airport
- 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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