

Route 4, Mascoutah, IL 62258



For Sale > Development Site - NEW TIF District

- ❖ 18.0 Acre Development Site just South of Mid America Airport
- ❖ Zoned Mixed Use Commercial and Industrial
- ❖ Located in an Enterprise Zone and NEW TIF District
- ❖ All Utilities on Site

Sale Price: \$29,000 per Acre

1173 Fortune Blvd.

BARBERMurphy
GROUP

Shiloh, IL 62269

Office (618) 277-4400

Fax (618) 277-4407

www.barbermurphy.com

Terry Johnson

C: 618.977.8367

TerryJ@barbermurphy.com

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.



Listing No: 1099

Land

**Route 4
Mascoutah, IL 62258**

SALE INFORMATION:

For Sale: Yes
Sale Price: \$522,000
Sale Price/Acre: \$29,000
Sale Price/SF: \$0.66

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

18 Acre Development Site for Sale just south of Mid America Airport. All Utilities On Site. 614' of Frontage on Route 4. Site is located in an Enterprise Zone and New TIF District. Will consider subdividing. This property is broker owned.

Total Acres Available: 18.00
Min Divisible Acres: 3.00

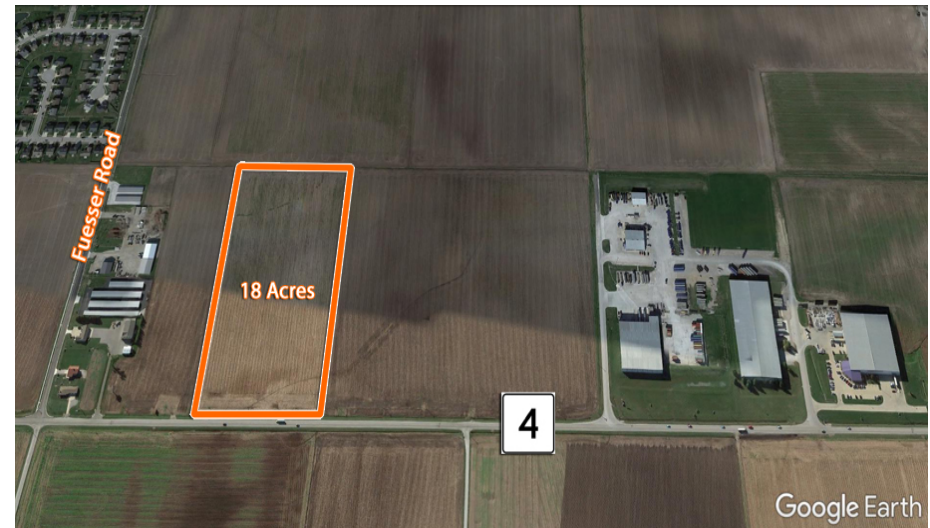
LAND MEASUREMENTS:

Acres: 18.00
Frontage: 614 FT
Depth: 1,280 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-64
Rail: No
Barge: No
Airport: No



PROPERTY INFORMATION:

Parcel No: 10-20-300-026	TIF: Yes	Property Tax: \$780.00
County: St. Clair	Enterprise Zone: Yes	Tax Year: 2015
Zoning: General Commercial	Survey: Yes	
Zoning By: Mascoutah	Environmental: No	Traffic Count: 7,600
Complex:	Archaeological: No	Topography: Level

UTILITY INFORMATION

Water Provider: Mascoutah	Service:	Location: At Site
Sewer Provider: Mascoutah	Service:	Location: At Site
Gas Provider: Ameren	Service:	Location: At Site
Electric Provider: Mascoutah	Service:	Location: At Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

Terry Johnson
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terryj@barbermurphy.com
Cell: (618) 977-8367