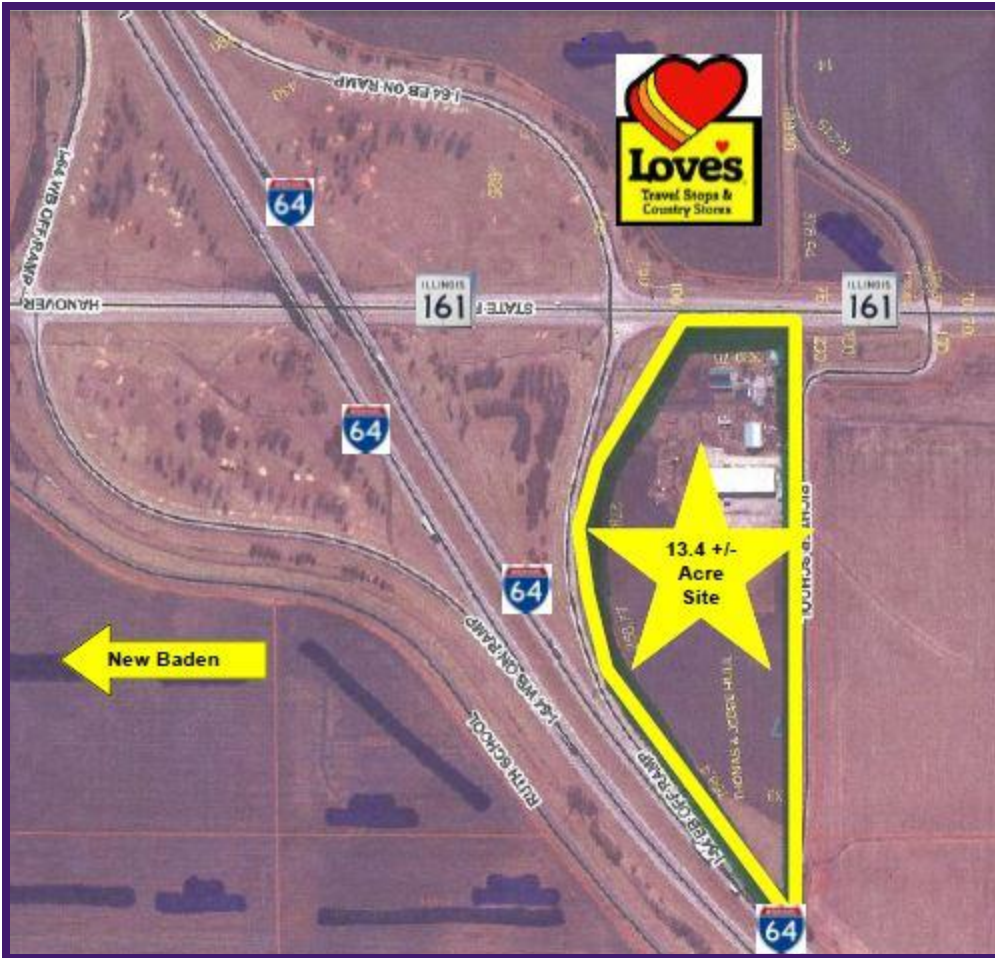


FOR SALE

13.4 Acre +/- Site: Corner of Interstate 64 and IL Rte 161
11401 State Rte 161
New Baden, IL 62265



13.4 Acre +/- Site: Corner of Interstate 64 & IL Rte 161

Excellent Business Development Site

Located directly off of I-64 and across the street (IL Rte 161) from Love's Travel Stop & Country Store

I-64 Business District

I-64 Redevelopment Project Area (TIF #2)

200' x 60' Pole Barn & Miscellaneous Structures

New 8" Water line and Sewer located along entire western edge of the property

28,700 Vehicles Per Day (VPD) on I-64 / 3,750 VPD on IL Rte 161

SALE PRICE REDUCED: ~~\$925,000.00~~ \$825,000.00



For information contact:

LINDA MILLER

LINDA@KUNKELCOMMERCIAL.COM

618.632.8200 OFFICE

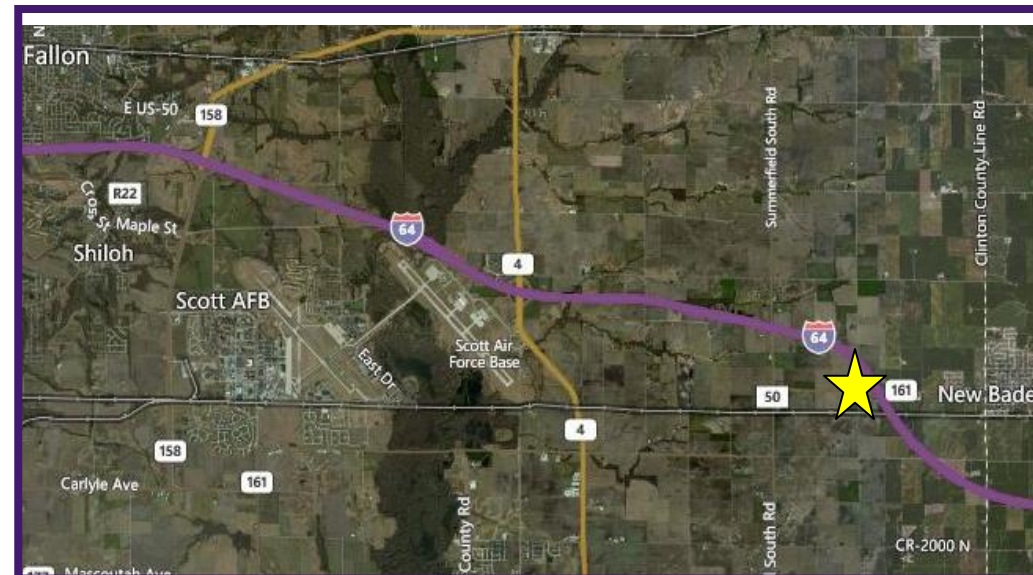
618.444.3888 MOBILE

618.632.5608 FAX

784 WALL STREET, SUITE 100A

O'FALLON, IL 62269

WWW.KUNKELCOMMERCIAL.COM



Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.



LAND SITE INFORMATION

Site Location: 13.4 Acre+/- Site: Corner of Interstate 64 and IL Rte 161

Address: 11401 State Rte 161

City: New Baden **State:** IL **Zip:** 62265 **County:** St. Clair

Site Size: 13.4 Acres +/- **Subdivide Site:** Possible **Topography:** Flat

Frontage: I-64 and IL Rte 161 **Depth:** _____

Permanent Parcel #: 10-14.0-200-014

Water: Village of New Baden: New 8" Water line **Located:** Located along entire western edge of property

Sewer: Village of New Baden **Located:** Located along entire western edge of property

Natural Gas: _____ **Located:** _____

Electric: Clinton County Electric Cooperative **Located:** On site

Zoning Classification: Currently zoned Agricultural with Variance **By:** Village of New Baden

Traffic Count: 28,700 VPD on I-64 & 3,750 on IL Rte 161 **Taxes:** \$5,220.10 (2016)

Business District Yes **TIF:** Yes (I-64 Redevelopment Proj. Area TIF #2)

Industrial Park: No

Rail Service: _____

Sale Price: \$825,000.00

Land Lease: _____



Other Information: 1 13.4 Acres +/- located on the corner of I-64 and IL Rte 161 in New Baden. Excellent visibility from I-64. Located directly across the street (IL Rte 161) from Love's Travel Stop & Country Store & Hardees.

Located in the I-64 Business District and I-64 Redevelopment Project Area (TIF #2), excellent location for business.

200' x 60' Pole Barn plus Miscellaneous Structures on Site. New 8" Water line and Sewer located along entire western edge of the property. **Great opportunity and location for commercial business.**

Located minutes from Scott Air Force Base. Less than 31 miles east of St. Louis, MO.

KUNKEL COMMERCIAL GROUP

784 WALL STREET, SUITE 100A O'FALLON, IL 62269

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