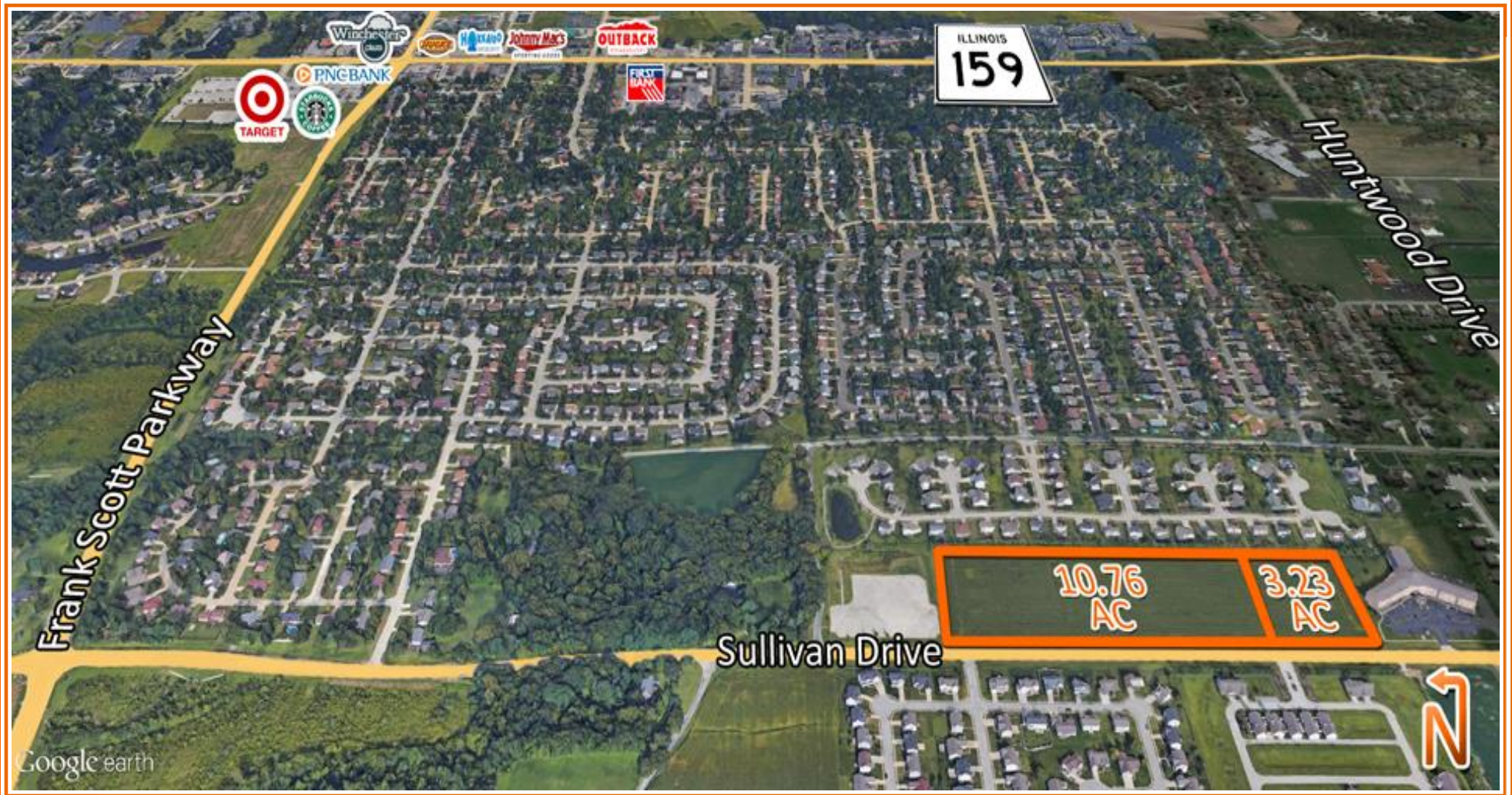


For Sale > 3.23 to 13.99 AC Commercial Development Site

4000-4100 Sullivan Drive, Swansea, IL 62226



For Sale: \$85,000 per Acre (\$1.95 per SF)

- ◆ 3.23 and 10.76 AC Lots - Will Divide
- ◆ Zoned Planned Business
- ◆ All Utilities



1173 Fortune Blvd.
Shiloh, IL 62269
Office (618) 277-4400
Fax (618) 277-4407
www.barbermurphy.com



Terry Johnson
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TerryJ@barbermurphy.com

Listing No: 1129

Land

Planned Business

14 AC Sullivan Drive
4000 Sullivan Drive
Swansea, IL 62226

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,190,000
Sale Price/Acre: \$85,000
Sale Price/SF: \$1.95

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

3.23 AC Lot and 10.76 AC Lot. All Utilities.
Level Land Zoned Planned Business.

Total Acres Available: 14.00

Min Divisible Acres: 3.23

LAND MEASUREMENTS:

Acres: 14.00
Frontage: 1,817 FT
Depth: 424 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: NA
Rail: NA
Barge: NA
Airport: NA

PROPERTY INFORMATION:

Parcel No: 08-04.0-312-021 / 022
County: St. Clair
Zoning: PB
Zoning By: Swansea
Complex:

TIF: No
Enterprise Zone: No
Survey: Yes
Environmental: No
Archaeological: No
Property Tax: \$524.00
Tax Year: 2015
Traffic Count:
Topography: level

UTILITY INFORMATION

Water Provider:	IL American	Service:	Location:	On Site
Sewer Provider:	Swansea	Service:	Location:	On Site
Gas Provider:	Ameren	Service:	Location:	On Site
Electric Provider:	Ameren	Service:	Location:	On Site
Telecom Provider:		Service:	Location:	

Listing Broker(s)

Terry Johnson
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