

For Sale | 26 Acres +/- Development Site

6th Street
Mascoutah, IL 62258

- ◆ Ideal for single-family or multi-family
- ◆ Boundaries of parcel to be mutually agreed upon by both parties
- ◆ Zoned RS-10 Single Family (adjoins MF zoning)
- ◆ Additional land available for expansion

Sale Price: \$30,000 per acre

Mascoutah

26 Acres +/-

6th St.

Park School



google earth



COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

1173 Fortune Blvd.
Shiloh, IL 62269
Office (618) 277-4400
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Aerial



BARBERMurphy GROUP

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Land 26.00 Acres

6th Street
Mascoutah, IL 62258

SALE INFORMATION

For Sale: Yes
Sale Price: \$780,000
Sale Price/Acre: \$30,000.00
Sale Price/SF:
Land Lease: No
Lease Rate:
Subdivide Site: No
Topography: level



PROPERTY INFORMATION

File No:		Frontage: 680 FT	Depth: 1,665 FT
Parcel No: 10-30.0-200-007		Survey: No	Archeological: No
County: Saint Clair		Environmental: No	
Zoning: RS-10 Residential		Traffic Count:	Rail Provider:
Zoning By: Mascoutah		Property Tax: \$2,379	Tax Year: 2014
Complex:		TIF: No	Enterprise Zone: No
Acres: 26.00			

UTILITY INFORMATION

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

COMMENTS

Boundary lines are subject to Seller's final determination.
Additional land available.

Listing Broker(s)

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