

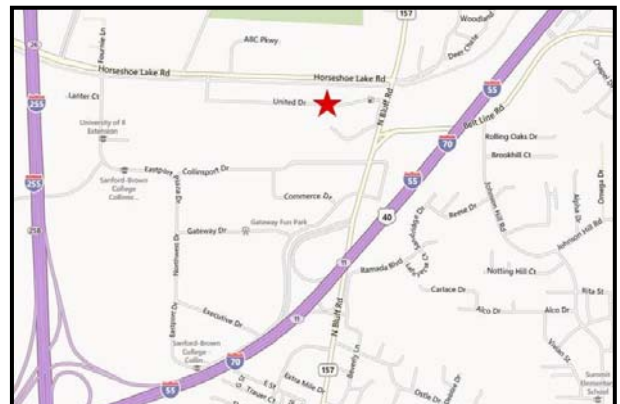
# For Sale

## United Drive Commercial Lots



### United Drive Collinsville, IL 62234

- ◆ .5 miles East of I-255, Collinsville, IL
  - ◆ Most Lots are 1.4 acres
  - ◆ All utilities on site
  - ◆ Zoned P-BP-3 Business Park
- Priced at \$125,000 each



Terry Johnson  
C: 618.977.8367  
[TerryJ@barbermurphy.com](mailto:TerryJ@barbermurphy.com)

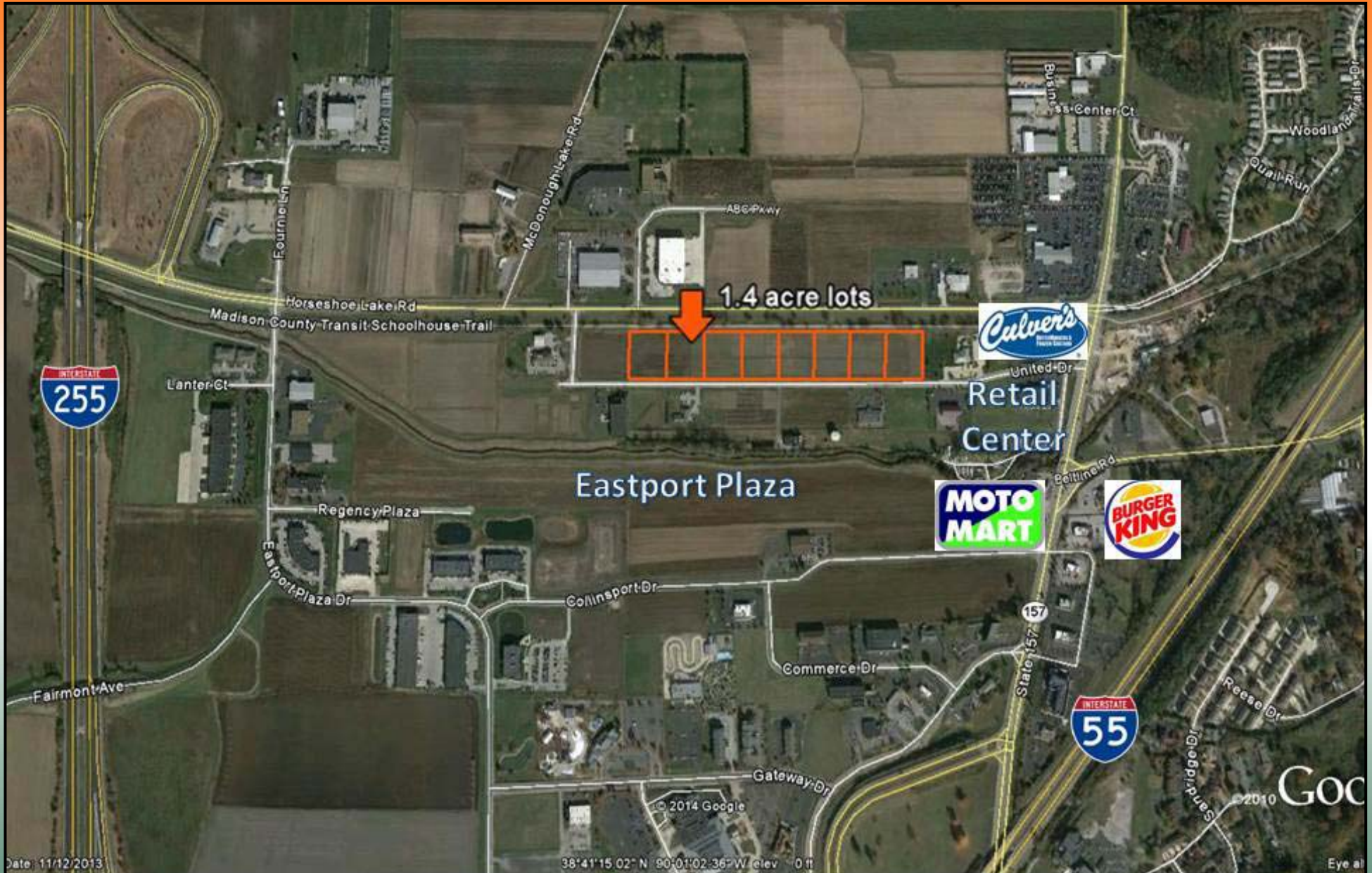


1173 Fortune Blvd. | Shiloh, Illinois 62269 | Office (618) 277-4400 | Fax (618) 277-4407  
[www.barbermurphy.com](http://www.barbermurphy.com)

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.



# Aerial



# BARBERMurphy GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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**Land 11.20 Acres**

Highway 157 & Horseshoe Lake Road  
Collinsville, IL 62234

## SALE INFORMATION

**For Sale:** Yes  
**Sale Price:** \$125,000  
**Sale Price/Acre:**  
**Sale Price/SF:**  
**Land Lease:** No  
**Lease Rate:**  
**Subdivide Site:** No  
**Topography:** level



## PROPERTY INFORMATION

<b>File No:</b> 1052-1	<b>Frontage:</b> 225 FT	<b>Depth:</b> 271 FT
<b>Parcel No:</b>	<b>Survey:</b> No	<b>Archeological:</b> No
<b>County:</b> Madison	<b>Environmental:</b> No	<b>Rail Provider:</b>
<b>Zoning:</b> BP 3 Commercial	<b>Traffic Count:</b>	<b>Tax Year:</b>
<b>Zoning By:</b> Collinsville	<b>Property Tax:</b>	<b>Enterprise Zone:</b>
<b>Complex:</b> United Business Plaza Lots	<b>TIF:</b> No	
<b>Acres:</b> 11.20		

## UTILITY INFORMATION

<b>Water Provider:</b> Collinsville	<b>Service:</b>	<b>Location:</b> At Site
<b>Sewer Provider:</b> Collinsville	<b>Service:</b>	<b>Location:</b> At Site
<b>Gas Provider:</b> Ameren IP	<b>Service:</b>	<b>Location:</b> At Site
<b>Electric Provider:</b> Southwest Electric	<b>Service:</b>	<b>Location:</b> At Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

## COMMENTS

24 lot commercial park known as United Business Plaza at Hwy. 157 & Horseshoe Lake Road. Only 8 lots left. Zoned BP-3 commercial. All utilities. All lots priced at \$125,000. 1.4 acres +/- each. Hwy. 157 & Horseshoe Lake Road. (Hwy. 35) and just 1/2 mile from I-255 and 1/2 mile from I-55/70.

Land lease negotiable.

## Listing Broker(s)

Terry Johnson  
Office: (618) 277-4400  
Email: [terryj@barbermurphy.com](mailto:terryj@barbermurphy.com)  
Cell: (618) 977-8367