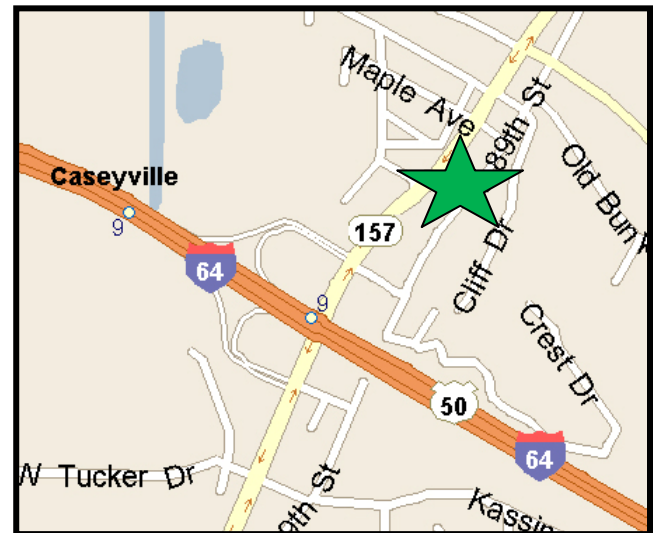


# Sale or Lease Up to 5 Acre Retail Development Site



## 2747-2871 North 89th Street Caseyville, Illinois 62232

- ◆ Up to 5 Acre Retail Development Site, Sale or Lease
- ◆ Less than ½ Mile to I-64, Exit 9
- ◆ Ideal location for Restaurant, Hotel, or Retail
- ◆ Less than 10 Minutes to Downtown St. Louis
- ◆ Excellent Access to I-64, I-255, & I-55/70
- ◆ Can Be Sub-Divided, Preliminary Plat & Survey Available
- ◆ Located in TIF District
- ◆ Sale: \$5.99 per SF
- ◆ Lease: \$0.99 per SF



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



# BARBERMURPHY GROUP

COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

1173 Fortune Boulevard, Shiloh, IL 62269 Office (618) 277-4400 Fax (618)277-4407

[www.barbermurphy.com](http://www.barbermurphy.com)

**Land 4.98 Acres**

2747-2871 North 89th Street  
Caseyville, IL 62232

## SALE INFORMATION

**For Sale:** Yes  
**Sale Price:** \$1,304,600  
**Sale Price/Acre:** \$261,967.87  
**Sale Price/SF:** \$5.99  
**Land Lease:** Yes  
**Lease Rate:** \$0.99 per SF  
**Subdivide Site:** Yes  
**Topography:** level



## PROPERTY INFORMATION

<b>File No:</b> 459-1	<b>Frontage:</b> 1,100 FT	<b>Depth:</b> 200 FT
<b>Parcel No:</b> 02-13-402-041-033,034,035,026,041	<b>Survey:</b> Yes	<b>Archeological:</b> No
<b>County:</b> Saint Clair	<b>Environmental:</b> No	<b>Traffic Count:</b> 11,900 ADT
<b>Zoning:</b> B-2	<b>Property Tax:</b>	<b>Rail Provider:</b>
<b>Zoning By:</b> Caseyville	<b>TIF:</b> Yes	<b>Tax Year:</b>
<b>Complex:</b>		<b>Enterprise Zone:</b> No
<b>Acres:</b> 4.98		

## UTILITY INFORMATION

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

## COMMENTS

Close access to downtown St. Louis (less than 10 min.)  
Located in the NE quadrant of I-64 and Hwy 157.  
Excellent location for for hotels, gas station, restaurants  
and other hospitality type businesses. Surrounding  
businesses include gas statiions, hotels, restaurants. Up  
to 5 acres available, site may be subdivided

## Listing Broker(s)

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Cell: (618) 570-8344