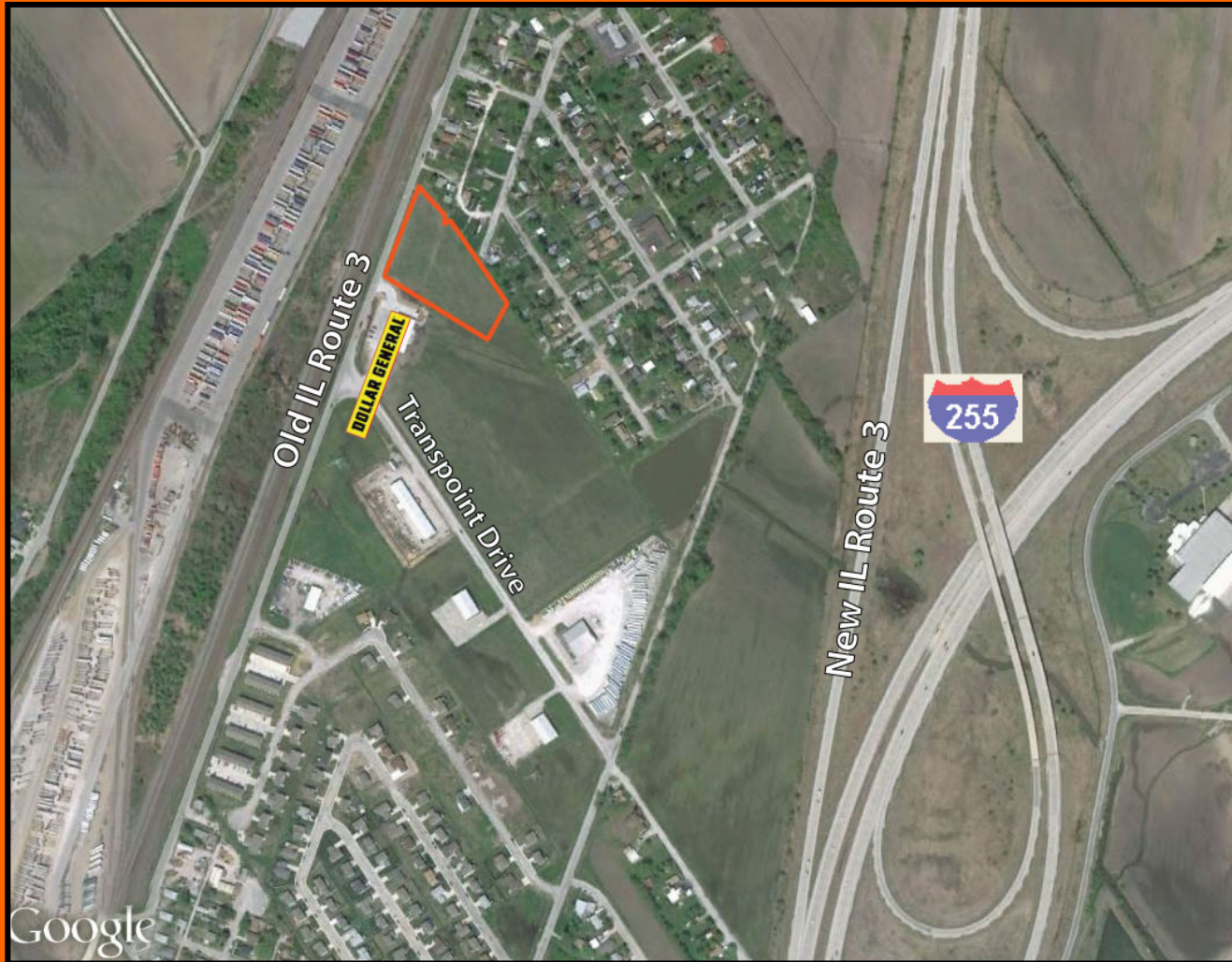
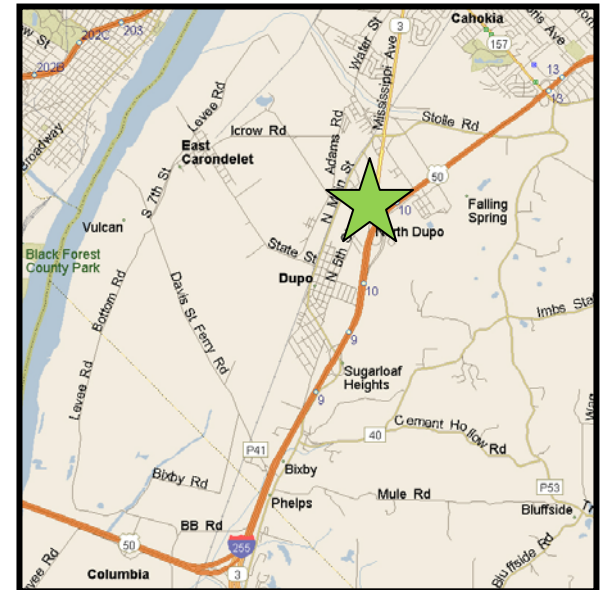


For Sale 2.83 Acre Site



Transpoint Drive, Dupon, IL 62239

- ◆ 2.83 Acres , Zoned Light Industrial
- ◆ TIF and Enterprise Zone Incentives Available
- ◆ 400 Feet of Frontage on Old Rte 3
- ◆ All Utilities Available
- ◆ Sale: \$235,000



BARBERMurphy
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COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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

Joe Hardin
Joeh@barbermurphy.com

Individual Memberships
 Society of
Industrial
and Office
REALTORS

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.

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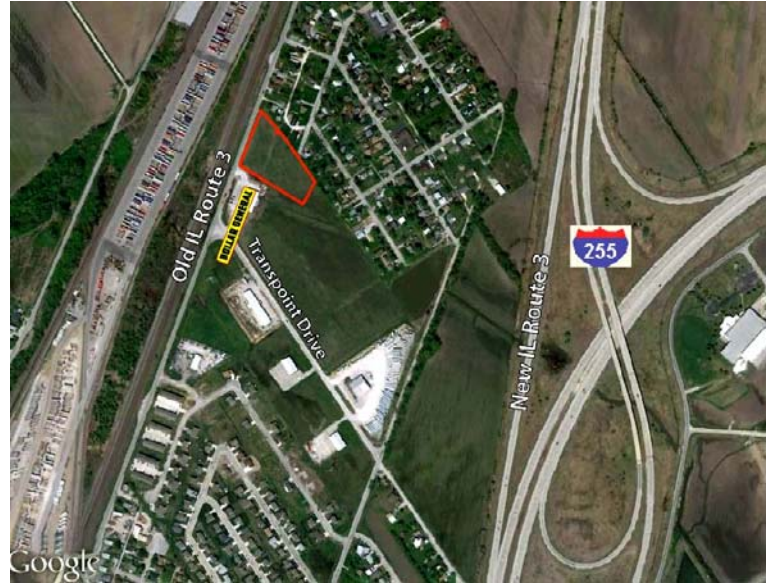
www.barbermurphy.com

Land 2.83 Acres

Transpoint Drive
Dupo, IL 62239

SALE INFORMATION

For Sale: Yes
Sale Price: \$235,000
Sale Price/Acre: \$83,038.86
Sale Price/SF: \$1.91
Land Lease: No
Lease Rate:
Subdivide Site: No
Topography: Flat, 100% Tillable



PROPERTY INFORMATION

File No: 682-1	Frontage: 400 FT	Depth: 309 FT
Parcel No: 06-16.0-408-011	Survey: Yes	Archeological: No
County: Saint Clair	Environmental: No	Traffic Count: 5,600 ADT
Zoning: Light Industrial	Property Tax:	Rail Provider:
Zoning By: Dupo	TIF: Yes	Tax Year:
Complex:		Enterprise Zone:
Acres: 2.83		

UTILITY INFORMATION

Water Provider: City of Dupo	Service:	Location: IL Route 3
Sewer Provider: City of Dupo	Service:	Location: IL Route 3
Gas Provider: City of Dupo	Service:	Location: IL Route 3
Electric Provider: Ameren IP	Service:	Location: IL Route 3
Telecom Provider: Harrisonville Telephone	Service:	Location: IL Route 3

COMMENTS

2.83 acres with 400' frontage on Old Rte 3 (N. Main Street, Dupo). Next to new Dollar General, ideal for office, warehouse, retail site, trucking center, storage units. Near Union Pacific's Intermodal facility. Addition 10 acres adjoins the site. All utilities at site, 13 years remaining on TIF, Enterprise Zone.

Listing Broker(s)

Joe Hardin
Office: (618) 277-4400
Email: joeh@barbermurphy.com
Cell: (618) 660-8759