

PRIME DEVELOPMENT OPPORTUNITY

ROUTE 162, TROY, IL

-  22.04 ACRES
DIVIDABLE
-  PARCEL #
09-1-22-05-00-000-012
-  NEAR MCDONALDS, ARBY'S,
BURGER KING, PILOT & TA
TRUCK STOPS, WALGREENS
PHARMACY, CRACKER BARREL,
HOTELS AND MORE
-  INTERSTATE ACCESS
WITHIN 1/4 MILE
-  DOWNTOWN ST. LOUIS
LESS THAN 18 MILES



LIST PRICE

\$3,600,000
(\$3.75 PSF)

 **CALL NOW!**
618-202-4500


SUPERIOR
VISIBILITY
ALONG ROUTE 162


INTERSTATE
55/70
ACCESS LESS
THAN 1/4 MILE


ZONED C-3
HIGHWAY
COMMERCIAL


ELECTRIC, GAS,
WATER & SEWER
ALONG 162


DIVIDABLE
TO SUIT YOUR
NEEDS


CALL BROKER
FOR DETAILS

 **DAVE KUNKEL**
Broker
618-977-1846
dave@choosekwg.com

 **LUKE ALLAN**
Broker
618-578-3598
luke@choosekwg.com

 **KELLY HULVEY**
Broker
618-210-4702
kelly@choosekwg.com