

FOR SALE

3.5 ACRE REDEVELOPMENT SITE

41 E MACARTHUR Dr

BETHALTO, IL (COTTAGE HILLS ADDRESS)



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- Asking Price: \$1,200,000
- Prime Location Adjacent to I-255 Exit
- 1.7 Miles from St. Louis Regional Airport
- Situated within the Riverbend Enterprise Zone
- 40,000 Vehicles Per Day (VPD)
- Median Household Income:

- 1 Mile: \$67,700
- 3 Miles: \$68,500
- 5 Miles: \$65,200

Household Income

1 Mile

\$67.7k
Median Income

\$89k
2029 Estimate

↑ 32%
Growth Rate



Household Income

3 Miles

\$68.5k
Median Income

\$76.1k
2029 Estimate

↑ 11%
Growth Rate



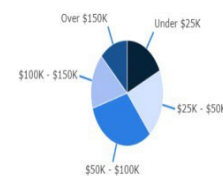
Household Income

5 Miles

\$65.2k
Median Income

\$73.7k
2029 Estimate

↑ 13%
Growth Rate



Information here in is not warranted and subject to change without notice. We assume no liability for errors on items included and quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's Tenants /Independent investigation.