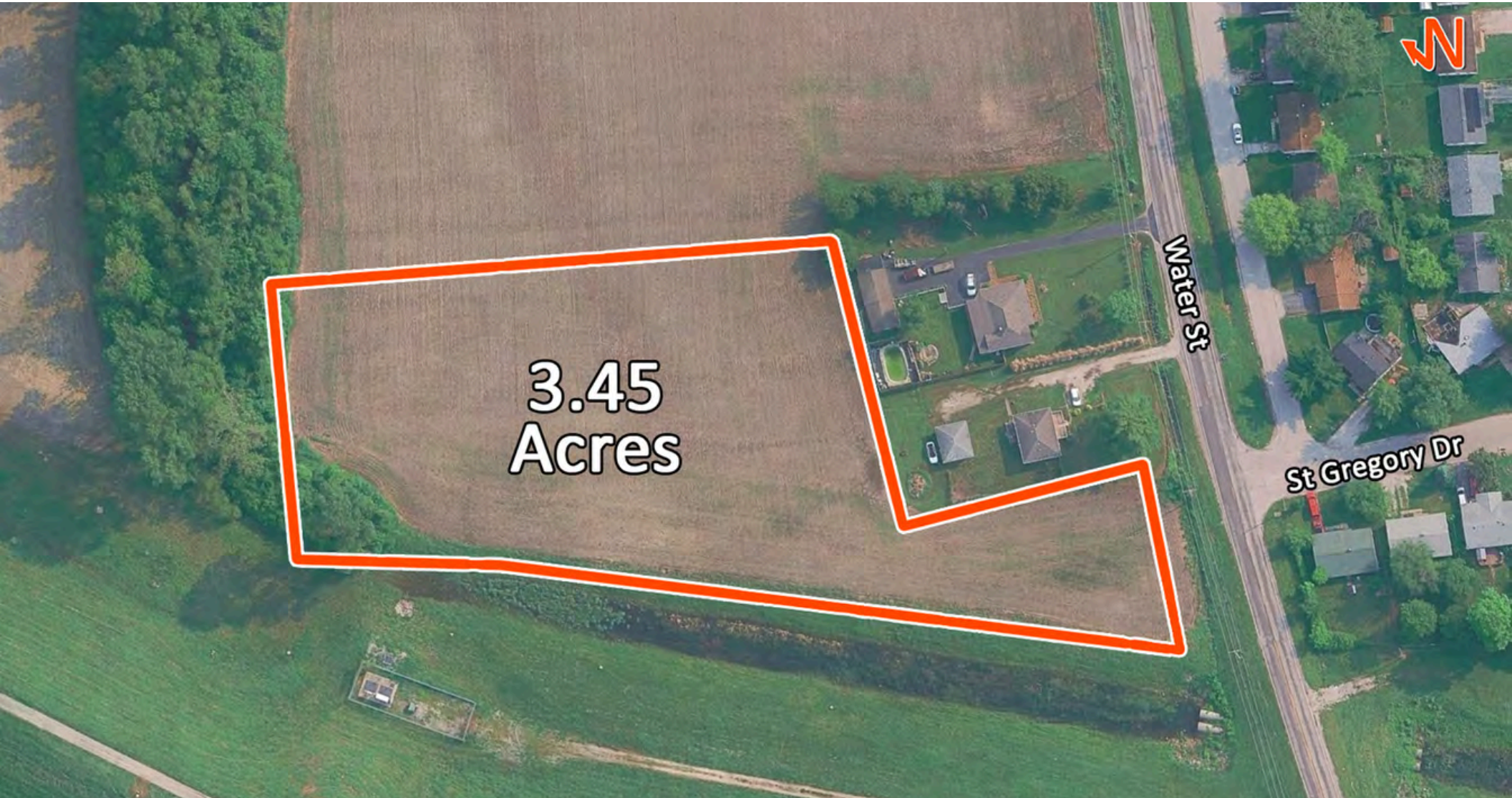


# 3.45 ACRES OF INDUSTRIAL ZONED LAND FOR SALE

Water St., Cahokia Heights, IL 62206



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
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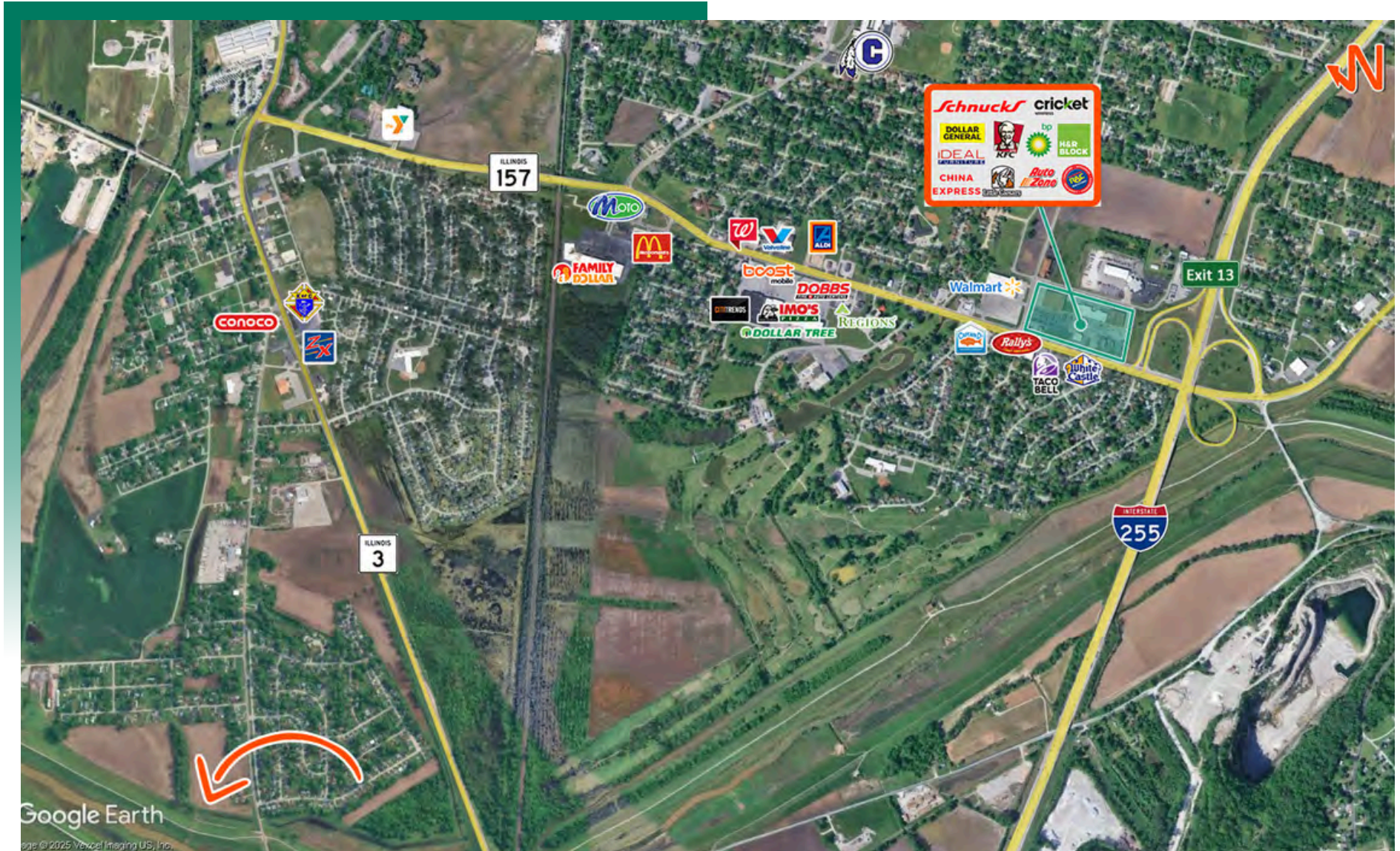
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# AREA MAP

Water St., Cahokia Heights, IL 62206



## LOCATION OVERVIEW

Less than a mile to IL Rte 3, 3.5 miles to I-255, & 2.5 miles to I-55 with connections to I-64 & I-70.

# LAND PROPERTY SUMMARY

WATER ST. CAHOKIA HEIGHTS, IL 62206

**LISTING #** 3162

## LOCATION DETAILS:

**Parcel #:** 06-09.0-200-009  
**County:** IL - St. Clair  
**Zoning:** Industrial

## PROPERTY OVERVIEW:

**Lot Size:** 3.45 Acres  
**Min Divisible Acres:** 3.45  
**Max Contig Acres:** 3.45  
**Frontage:** 150  
**Depth:** 723  
**Topography:** Flat  
**Archeological:** No  
**Environmental:** No  
**Survey:** Yes

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No  
**Foreign Trade Zone:** No

## TRANSPORTATION:

**Interstate Access:** IL Rte 3, I-55 with connections to I-64 & I-70, & I-255  
**Airport Access:** St. Louis Downtown

## DEMOGRAPHICS/FINANCIAL INFO:

**Taxes:** \$258.32  
**Tax Year:** 2024



## SALE INFORMATION:

**Sale Price:** \$75,000  
**Price / Acre:** \$21,739  
**\$/SF (Land):** \$0.50

## UTILITY INFO:

**Water Provider:** Commonfields Cahokia  
**Water Location:** Adjacent  
**Sewer Provider:** Cahokia  
**Sewer Location:** Adjacent  
**Gas Provider:** Ameren IL  
**Gas Location:** Adjacent  
**Electric Provider:** Ameren IL  
**Electric Location:** Adjacent

## PROPERTY DESCRIPTION:

3.45 Acres of industrial zoned ground with all utilities adjacent to site located along Water Street.