

# 2.83 ACRES AVAILABLE FOR SALE

1800 S. Morrison Ave., Collinsville, IL 62234



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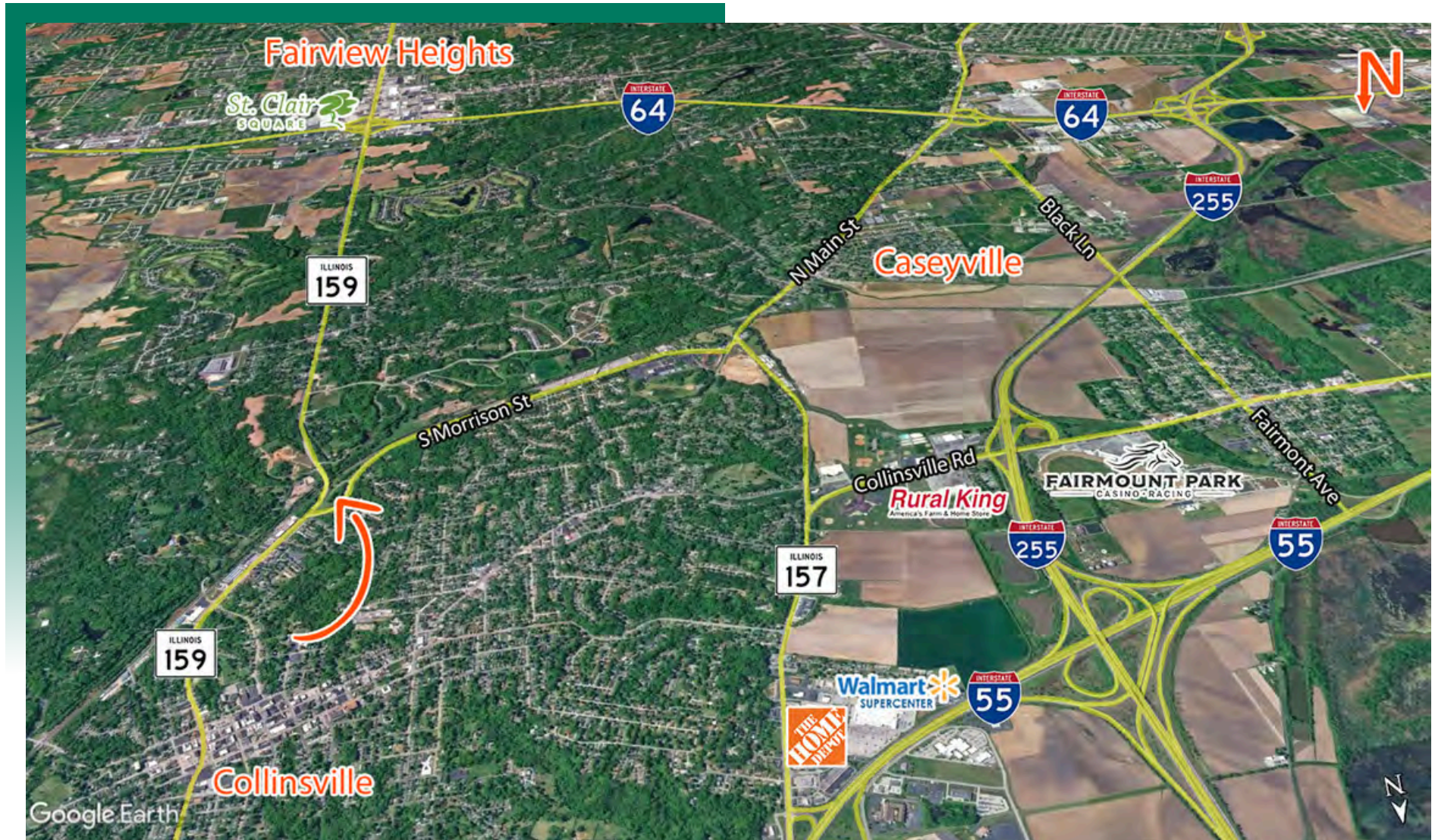
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# AREA MAP

1800 S. Morrison Ave., Collinsville, IL 62234



## LOCATION OVERVIEW

Located at the lighted corner of S. Morrison Avenue and IL-159, where Caseyville meets Collinsville. 16,300 vehicles travel along this stretch daily, which is a main bloodline for North and South travel between St. Clair and Madison County cities.

# PROPERTY PHOTOS

1800 S. Morrison Ave., Collinsville, IL 62234

## ACCESS ROAD - MORRISON AVE



## PROPERTY INFORMATION

2.83 acre site

Zoned BP-2 Business District

Great intersection between  
Collinsville and Caseyville with a  
strong ADT

Access point off Morrison Ave

## LAND GROUND VIEW



Frontage ground is mostly flat while  
the Southern portion is wooded  
with gradual slope.

**SALE PRICE: \$175,000**

# LAND PROPERTY SUMMARY

1800 SOUTH MORRISON AVENUE

**LISTING #** 3129

## LOCATION DETAILS:

**Parcel #:** 03-04.0-205-005;004;003;002;001; 03-04.0-204-056;055;008;007;014  
**County:** IL - St. Clair  
**Zoning:** BP-2- Business Park District

## PROPERTY OVERVIEW:

**Lot Size:** 2.83 Acres  
**Min Divisible Acres:** 2.83  
**Max Contig Acres:** 2.83  
**Frontage:** 891  
**Depth:** 222  
**Topography:** Slight rolling hill; partially wooded  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## TAX INCENTIVE ZONES:

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

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 16,300  
**Taxes:** \$889.22  
**Tax Year:** 2024



## SALE INFORMATION:

**Sale Price:** \$175,000  
**Price / Acre:** \$61,837  
**\$/SF (Land):** \$1.42

## UTILITY INFO:

**Water Provider:** City of Collinsville  
**Water Location:** At Site  
**Sewer Provider:** City of Collinsville  
**Sewer Location:** At Site  
**Gas Provider:** Ameren  
**Gas Location:** At Site  
**Electric Provider:** Ameren  
**Electric Location:** At Site

## PROPERTY DESCRIPTION:

2.83 acre site zoned BP-2 Business District. Great intersection between Collinsville and Caseyville with a strong ADT. Access point off Morrison Ave. Frontage ground is mostly flat while the Southern portion is wooded with gradual slope.



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