For Sale > Prime Commercial Development Lots

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Route 13 & Walton Way
Marion, IL 62959

Total of 62 +/- Acres of Prime Development Land for Sale
Lots Range from 5.8 - 47.46 Acres and are divisible
Situated in a high traffic area surrounded by National Retailers / Restaurant’s and Hotel Chains
Located ½ Mile from I-57, exit 54 – 30,000 ADT on Route 13 (W Deyoung St.)
Utilities are at or near Site/ All Lots located in a TIF District
Planned Extension of Sinclair Dr. at IL Route 13

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.
Lot 1 - 0.53 Acres - 80’ of Frontage on Route 13 - **SOLD**
Lot 2 - 5.8 Acres - 1,200’ of Frontage on Route 13 - Utilities at Site - $3.18 / SF
Lot 3 - 9.4 Acres - 1,600’ of Frontage on Route 13 - Utilities at or near Site - $5.85 / SF
Lot 4 - 47.46 Acres - 2,000’ of Frontage on Joseph Cannon Way - Utilities near Site - Starting at $1.80 / SF

*All Lots are located in a TIF District
*All Lots are divisible with the exception of Lot 1
Listing No: 1661

Land

Commercial / Mixed Use

Reinbold LP - Lot 2
Rt. 13 & Williamson County
Parkway
Marion, IL 62959

SALE INFORMATION:
For Sale: Yes
Sale Price: $800,000
Sale Price/Acre: $138,408
Sale Price/SF: $3.18

LEASE INFORMATION:
For Lease: No

LAND MEASUREMENTS:
Acres: 5.80
Frontage: 1,200’ FT
Depth:
Subdivide Site: Yes

TRANSPORTATION:
Interstate: I-57
Rail: No
Barge: No
Airport: No

PROPERTY INFORMATION:
Parcel No: 06-15-200-046
TIF: Yes
County: Williamson
Enterprise Zone: No
Zoning: Commercial
Survey: Yes
Zoning By: City of Marion
Environmental: No
Traffic Count: 30,900
Complex: Archaeological: No
Topography: Flat & low

UTILITY INFORMATION
Water Provider: City of Marion
Sewer Provider: City of Marion
Gas Provider: Ameren Illinois
Electric Provider: Ameren Illinois
Telecom Provider:

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Listing No: 1661

Land

Commercial / Mixed Use

Reinbold LP - Lot 3
Joseph Cannon Way
Marion, IL 62959

SALE INFORMATION:

For Sale: Yes
Sale Price: $2,396,493
Sale Price/Acre: $254,826
Sale Price/SF: $5.85

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

9.4 Acre Development Site with 1,600’ of Frontage on Route 13. Situated in a heavy retail traffic area with 30,900 ADT on Route 13. All Utilities at or near Site. Extension of Sinclair Dr., will provide direct access from IL Rt. 13. Highly visible sites for restaurants.

Total Acres Available: 9.40
Min Divisible Acres: 2.00

LAND MEASUREMENTS:

Acres: 9.40
Frontage: 1,600' FT
Depth: 330' FT

Subdivide Site: Yes

TRANSPORTATION:

Interstate: I-57
Rail: No
Barge: No
Airport: No

PROPERTY INFORMATION:

Parcel No: 06-15-100-025, 06-15-200-029
TIF: Yes
Enterprise Zone: No
Survey: Yes
Environmental: No
Traffic Count: 30,900 on Route 13
Archaeological: No
Topography: Flat

Zoning: Commercial
Zoning By: City of Marion

County: Williamson
Tax Year: 2016

Utility Information:

Water Provider: City of Marion
Service: Location: Across Rt. 13
Location: Across Rt. 13
Sewer Provider: City of Marion
Service: Location: Across Rt. 13
Location: Across Rt. 13
Gas Provider: Ameren Illinois
Service: Location: To Property
Location: Across Rt. 13
Electric Provider: Ameren Illinois
Service: Location:
Telecom Provider:

Listing Broker(s)

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47.46 Acre Development Site with 2,000’ of Frontage. Situated in a heavy retail traffic area with 30,900 ADT on Route 13. All Utilities at Site. Located in a TIF District. List price based on purchase of entire 47.46 acres. Property can be divided and pricing negotiable based on size and location of desired parcels.