



# THE VILLAGE OF DUPO, ILLINOIS



## ADDRESS

709 Prairie Dupont Drive

## SALE INFORMATION

**For Sale:**

**Sale Price:**

**Sale Price/Acre:** \$40,000

**Sale Price/SF:**

**Land Lease:**

**Lease Rate:**

**Subdivide Site:** Yes

**Topography:** Level

## PROPERTY INFORMATION

<b>File Number:</b>	104	<b>Survey:</b>	Yes	<b>Archeological:</b>	Phase 1
<b>County:</b>	St. Clair	<b>Environmental:</b>		<b>Rail Provider:</b>	
<b>Zoning:</b>	Industrial	<b>Traffic Count:</b>	35,000	<b>Depth:</b>	1,500 +
<b>Zoning By:</b>	Dupo	<b>Property Tax:</b>	\$169.14	<b>Industrial Park:</b>	Yes
<b>Complex:</b>		<b>Tax Year:</b>	2013		
<b>Acres:</b>	16.5	<b>TIF:</b>	Yes		
<b>Frontage:</b>	Yes	<b>Enterprise Zone:</b>	Yes		

## PARCEL NUMBERS

06-22.0-102-001 06-22.0-102-005

## UTILITY PROVIDER INFORMATION

<b>Water:</b>	Dupo	<b>Service:</b>	Yes	<b>Location:</b>	Site
<b>Sewer:</b>	Dupo	<b>Service:</b>	Yes	<b>Location:</b>	Site
<b>Gas:</b>	Dupo	<b>Service:</b>	Yes	<b>Location:</b>	Site
<b>Electric:</b>	Ameren IP	<b>Service:</b>	Yes	<b>Location:</b>	Site
<b>Telecom</b>		<b>Service:</b>		<b>Location:</b>	

## COMMENTS

Located along I-255 (Dupu Industrial Drive)  
Phse 1 Archeological Complete. Located in  
Dupu TIF and Enterprise Zone.

## LISTING BROKER(S)

**Name:** Joe Hardin  
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