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**301 ILLINOIS ROUTE 15 (WEST)**  
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## **COMMERCIAL PROPERTY**

**Helm St. and Stephenson St.**

**Grayville, IL 62844**

**Asking Price: \$970,000**

### **Information About Listing**

|                           |                                                            |
|---------------------------|------------------------------------------------------------|
| <b>County</b>             | White County                                               |
| <b>PIN</b>                | 05-29-100-016, 05-29-100-017; 05-29-300-014, 05-29-300-015 |
| <b>Lot Size m/l</b>       | 27.71 +/- Acres (will subdivide)                           |
| <b>Property Type</b>      | Vacant Commercial Lot/Building Site/Farmland               |
| <b>Property Taxes m/l</b> | <i>See notes</i>                                           |
| <b>School District</b>    | Grayville CUSD #1                                          |
| <b>Water</b>              | <i>See notes</i>                                           |
| <b>Sewer</b>              | <i>See notes</i>                                           |

### **Notes**

**Legal Description:** LOT 012 OF I-64 PLAZA-PHASE II OF THE SUB OF PT NW SEC 29 TWP 03 S RNG 14 W; LOT 018 OF I-64 PLAZA-PHASE II OF THE SUB OF PT NW SEC 29 TWP 03 S RNG 14 W; SW SEC 29 TWP 03 RNG 14 N W/184.75 'OF NW SW LYING N OF I-64; SW SEC 29 TWP 03 RNG 14 SW/C W 184.75 NW SW

**Notes on RE Taxes:** Tax figures for Parcels 05-29-100-016 and 05-29-100-017 were unavailable due to exempt status. At current assessments, Parcel 05-29-300-014 = \$74.08 and Parcel 05-29-300-015 = \$46.94.

**More Details...** A large portion of this property is situated within Phase II of the bustling Grayville I-64 Plaza, with an entrance near the intersection of Helm and Stephenson Streets at the southwest corner of the development; Four contiguous parcels currently identified by the county assessor for tax purposes; Prime location immediately south of Grayville and north of Interstate 64, offering excellent visibility and convenient access to Illinois Route 1 and I-64; Excellent opportunity for a new business, commercial development, business expansion, or agricultural operation expansion; A considerable portion of the property is currently in agricultural production, offering a number of potential alternative uses; Currently zoned commercial/agricultural, with a variance for light industrial use potentially available; City utilities, including water, sewer, and natural gas, as well as Wayne-White Electric service, are available nearby (**NO utility hookups are currently connected to the property**); Municipal seller (City of Grayville) will consider subdividing the property for the right business or businesses, with potential incentives available—see listing agent for details; Property is largely located within the TIF District and Enterprise Zone, with detailed information available through Grayville City Hall

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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