



Zoning:	Industrial-Heavy, Industrial, Industrial- Light, Manufacturing
Within City Limits:	Yes
Specialty Features:	Enterprise Zone,Fiber,New Market Tax Credit,Opportunity Zone,TIF District
Sale Price:	\$7,250,000
Sale Price Note:	\$25,000/acre
Last Updated:	Jun 10, 2025

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

Adjacent to Illinois Route 3 and just under one mile from Interstate I-270, this 290-acre flat parcel is currently used for agricultural purposes and zoned for heavy industrial use.

Population

	304,247 10 Mile Radius	1,282,205 20 Mile Radius	2,076,458 30 Mile Radius
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Source: ESRI®, 2024

Households

	125,744 10 Mile Radius	557,095 20 Mile Radius	879,937 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Illinois Route 3 (0.25 mi.)
Nearest Interstate: <1 mile | Illinois Route 3, a four-lane, limited access highway is adjacent to the site (1 mi.)
Nearest Airport: St. Louis Regional Airport (9.5 mi.)
Nearest Commercial Airport: St. Louis Lambert International Airport (19 mi.)
Distance to Mass Transit: 0.25 (they will add a bus stop if requested)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Ameren Illinois
Natural Gas: Enable MRT
Water: Village of Roxana
Sewer: Village of Roxana
Telecommunications: AT&T Fiber