

Site I-St. Louis Regional Airport

Route 111 & Illinois 140 | East Alton, IL | US | Madison County

Available Acres: 50 | Lease Rate: \$10,000 | Lease Terms: Negotiable |

Site I - St. Louis Regional Airport

St. Louis Regional Airport Business Park
When Your Business Is Ready To Take Off

Site I - Former Wayside Estates Subdivision
A 49.6-acre site with high traffic counts and ideal for commercial development, this property is located on Highway 111 at the intersection of Highway 140 in the northwest corner of St. Louis Regional Airport.
The partially wooded tract is zoned light industrial and would also be perfect for commercial uses or a hotel. Located less than a mile off I-255, the property is available for lease with a build to suit option. The corners at this busy intersection feature Walgreens, Quick Trip, Schnucks and several successful fast-food restaurants.

Ready To Make Your Move? Call Today.
Airport Manager
8 Terminal Drive
East Alton, Illinois 62024
sites@stlouisregional.com
888.562.9950
618.259.2531
www.stlouisregional.com

SITE NAME	ADDRESS	LOCATION	ZONING	SIZE	DIVISIBLE	BUILD TO SUIT	CONTACT
Foreign Missions Center	Rt. 111	Rt. 111 and Rt. 140	Light Industrial	48.8 Acres	Yes	For Lease or Build to Suit	Airport Manager 8 Terminal Drive East Alton, IL 62024
PHASE I L&A							
HISTORIC PRESERVATION	TOPOGRAHY	SETBACK	AVAILABILITY	DISTANCE TO HIGHWAY	STREET	FIRE INSURANCE RATING	
Yes	Unknown	Flat	1.32 Miles	1.32 Miles	6	6	
UTILITY SUPPLIER	ELECTRIC ON SITE	NATURAL GAS ON SITE	WATER SUPPLY ON SITE	WATER CARRIER	SEWER ON SITE	SURVEY AVAILABLE	COUNTY
Ameren	Yes	Yes	Yes	Village of Bethalto	Yes	Yes	Madison
SALE PRICE	LEASE PRICE	LEASE TERM	LEASE TYPE	ENTIREMENT TERM	COMPENSATION	TERMINATION	
\$10,000 100,000/acre	\$10,000 100,000/acre	Yes Potential	No	Potential	Yes	Yes	Call Bob Adams at 618.259.2531

Zoning:	Industrial-Light
Topography:	flat
Adjacent Available Acres:	farm land
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Specialty Features:	None
Sale Price Note:	leasing
Lease Rate:	10000
Lease Terms:	Negotiable
Last Updated:	Oct 5, 2022

Economic Development Contact

Walt Williams

Madison County Economic Development

130 Hillsboro Ave

Edwardsville, IL 62025

(618) 363-5738 | wdwilliams@co.madison.il.us

Realtor/Owner Contact

Danny Adams

St Louis Regional Airport

618-259-2531 |

airportdirector@stlouisregional.com

Property and Area Description

A 50-acre site with a high traffic count, ideal for commercial development. This property is located on Highway 111 at the intersection of Highway 140. In the northwest corner of St. Louis Regional Airport.

Population

	129,711 10 Mile Radius	641,892 20 Mile Radius	1,635,200 30 Mile Radius
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Source: ESRI®, 2024

Households

	53,877 10 Mile Radius	266,888 20 Mile Radius	703,801 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: I-255 (1 mi.)
Nearest Interstate: I-255 (1 mi.)
Nearest Airport: St Louis Regional Airport (1 mi.)
Nearest Commercial Airport: Lambert (25 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren
Natural Gas: Ameren
Water: Village of Bethalto

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Former Wayside Estates Subdivision	Rt. 111	Rt. 111 and Rt. 140	Light Industrial	48.6 Acres	Yes	For Lease Or Build to Suit Option	Airport Manager 618.259.2531
PHASE I EPA	HISTORIC PRESERVATION	TOPOGRAPHY	SETTING	AMENITIES	DISTANCE TO INTERSTATE	STREET	FIVE INSURANCE RATINGS
Yes	Unknown	Flat	Partial Cleared Development Opportunity	< 1 Mile	1 Mile		
UTILITY SUPPLIER	ELECTRIC ON SITE	NATURAL GAS ON SITE	WATER SERVICE ON SITE	SEWER SERVICE	SEWER EJECTOR PUMP	SEWER EJECTOR PUMP	COUNTY
American	Available	Available	Yes	Village of Batholite	Yes	Yes	Madison
SALE PRICE	LEASE PRICE	SPONSOR COMMISSION	FLOOD ZONE	TIF	ENTERPRISE ZONE	FRONTAGE	TRAFFIC COUNT
\$10,000-\$80,000/acre	\$10,000-\$80,000/acre	Yes-Potential	No	Potential	Yes	Yes	15,000 ADP R/L 140 10,000 ADP R/L 111