



**Mascoutah, IL**

**xxx Route 4  
Mascoutah, IL 62258**

**10 Acres +/- St. Clair County, IL**



**\$475,000**

- **Commercially Zoned Ground in Enterprise Zone!**
- **City Water and Sewer** mains already in place in front of property.
- Great location for **business expansion or development!**
- **Easy Interstate Access**, located south of I-64 and MidAmerica Airport, near Fuesser Road.



**County: St. Clair Parcel ID No. 10-20.0-300-021  
2012 Taxes: \$284**

**Farm Ground  
or  
Development**

10 Acres +/- on Route 4 in St. Clair County, IL. Property is located south of MidAmerica Airport and I-64, near Fuesser Road. Commercially Zoned, currently farmed. 340' frontage on Route 4 with nearby interstate access.

Property is located within the city limits of Mascoutah and is located in an Enterprise Zone with tax incentives for development.

10" water main and an 18" sewer main are in place on the west side of Route 4, in front of the property.

Many possibilities with this property!

**Adam's Realty  
& Auction LLC**  
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