



ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

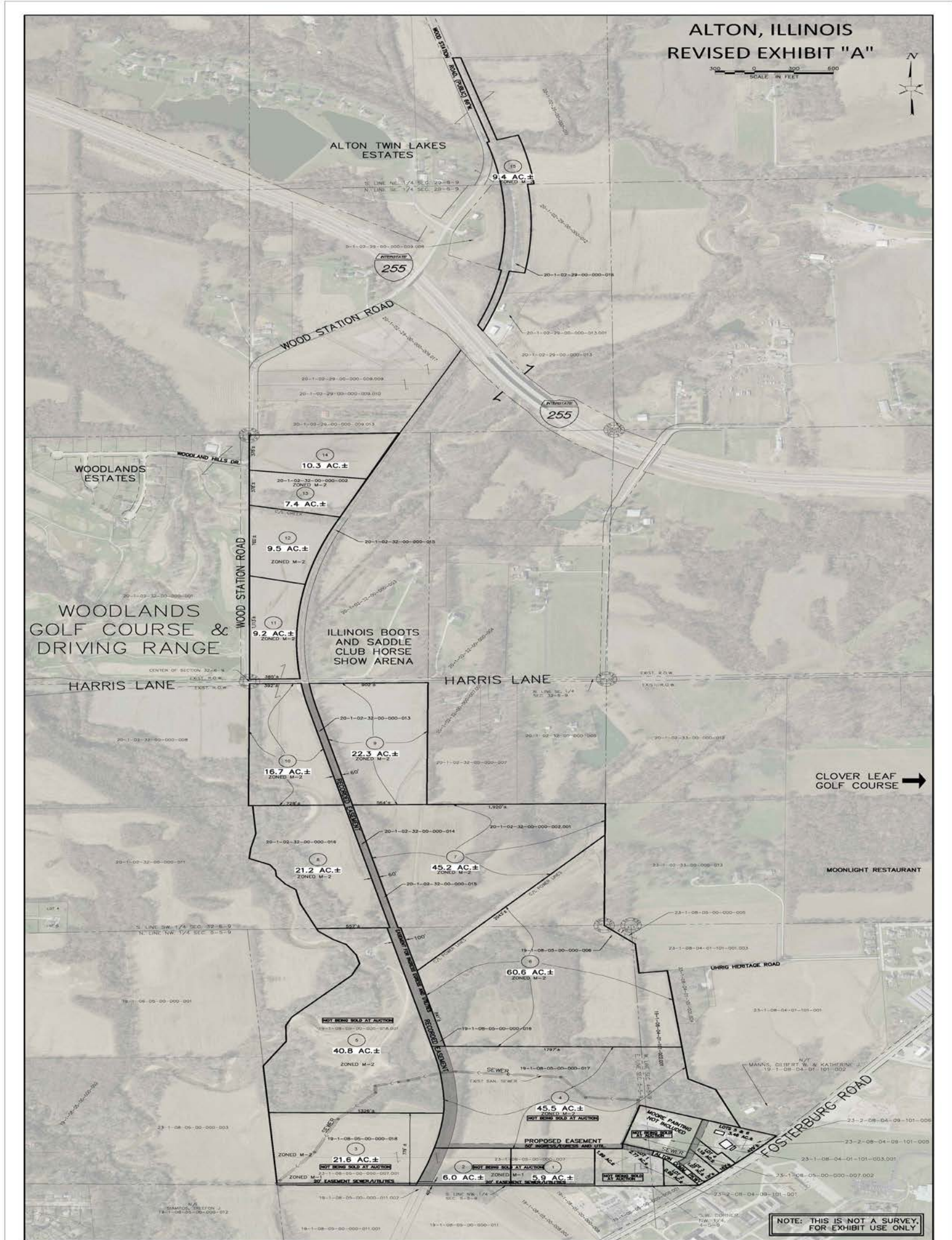
218± AC. PRIME DEVELOPMENT OPPORTUNITY, ALTON IL

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam Jokisch
Mobile 618.530.8751

VIEWING: SUN., FEBRUARY 4 ~ 2:30-4:30PM

FOSTERBURG & ALTON COMMERCE PKWY; HARRIS LN & WOOD STATION RD
BIDDING STARTS CLOSING: 5PM ~ THUR., FEBRUARY 15, 2024



Terms: 10% of Highest Bid Down on Each Tract Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium Each Tract
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material



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To Be Notified of ALL of our Upcoming Auctions

Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

#1: LOT 2 - 4519 ALTON COMMERCE PKWY, ALTON, IL 62002



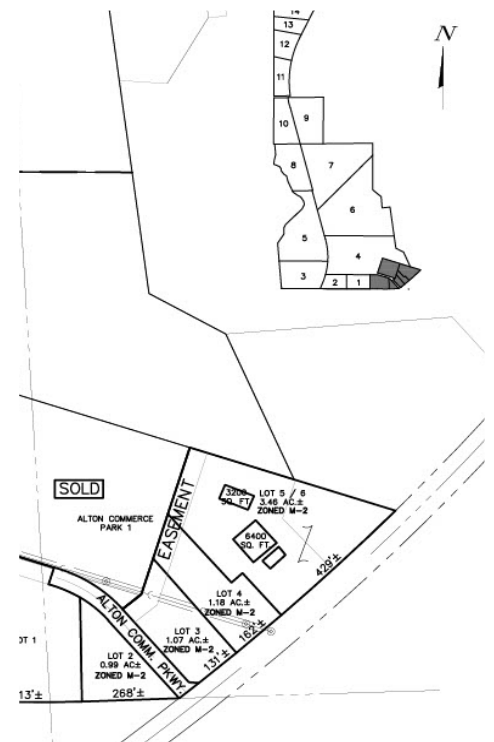
- Conveniently Located Just One-Half Mile to I-255 and IL Rte. 140
- All Public Utilities Available Near Property
- Located within Alton, IL Corporate Limits
- Flexibility to be Re-Zoned to Commercial or Single and Multi-Family Residential
- Visible from Fosterburg Road and Frontage along Alton Commerce Parkway
- Surveyed Lot Ready for Development
- 13 Addt'l Parcels Selling Separately Also Available
- Phase 1 Study Completed - Clean EPA Report

PARCEL NUMBER

P.I.N	SIZE	AMOUNT
23-2-08-04-09-101-002	.99± Ac.	\$398

ZONING

M-1, MANUFACTURING



#2: LOT 3 - 2900 FOSTERBURG ROAD, ALTON, IL 62002



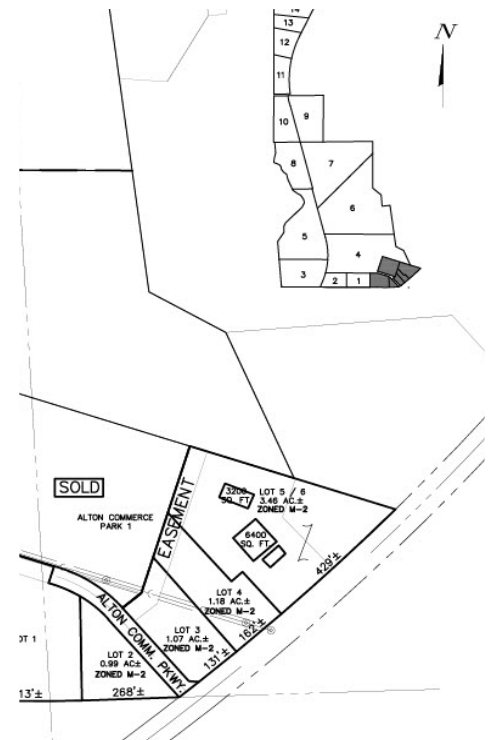
- Conveniently Located Just One-Half Mile to I-255 and IL Rte. 140
- All Public Utilities Available Near Property
- Located within Alton, IL Corporate Limits
- Flexibility to be Re-Zoned to Commercial or Single and Multi Family
- 131' Frontage on Fosterburg Road & Add'l Frontage along Alton Commerce Parkway
- Surveyed Lot Ready for Development
- 13 Add'l Parcels Also Available Selling Separately
- Phase 1 Study Completed - Clean EPA Report

PARCEL NUMBER

P.I.N	SIZE	AMOUNT
23-2-08-04-09-101-003	1.07± Ac.	\$435

ZONING

M-1, MANUFACTURING



#3: LOT 4 - 2910 FOSTERBURG ROAD, ALTON, IL 62002



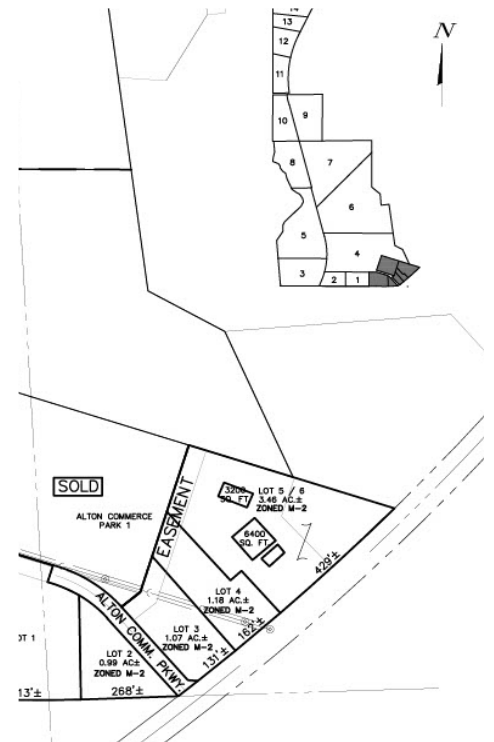
- Conveniently Located Just One-Half Mile to I-255 and IL Rte. 140
- All Public Utilities Available Near Property
- Located within Alton, IL Corporate Limits
- Flexibility to be Re-Zoned to Commercial or Single and Multi Family
- 162' Frontage Along Fosterburg Road
- Surveyed Lot & Ready for Development
- 13 Additional Parcels Also Available Selling Separately
- Phase 1 Study Completed - Clean EPA Report

PARCEL NUMBER

P.I.N	SIZE	AMOUNT
23-2-08-04-09-101-004	1.18± Ac.	\$478

ZONING

M-1, MANUFACTURING



#4: LOTS 5&6 - 2920 FOSTERBURG ROAD, ALTON, IL 62002



- Two Parcels Totaling 3.46± Ac. Conveniently Located Just One-Half Mile to I-255 and IL Rte. 140
- All Public Utilities Available Near Property
- Located within Alton, IL Corporate Limits
- Flexibility to be Re-Zoned to Commercial or Single and Multi Family
- 429' Frontage Along Fosterburg Road
- Phase 1 Study Completed - Clean EPA Report
- (1) 6,400 SF Metal Building; (1) 3,200 SF Metal Building Both w/ Concrete Floors & Electric;
- (1) 1,344 SF Modular Office Building (Needing Repairs)

PARCEL NUMBER

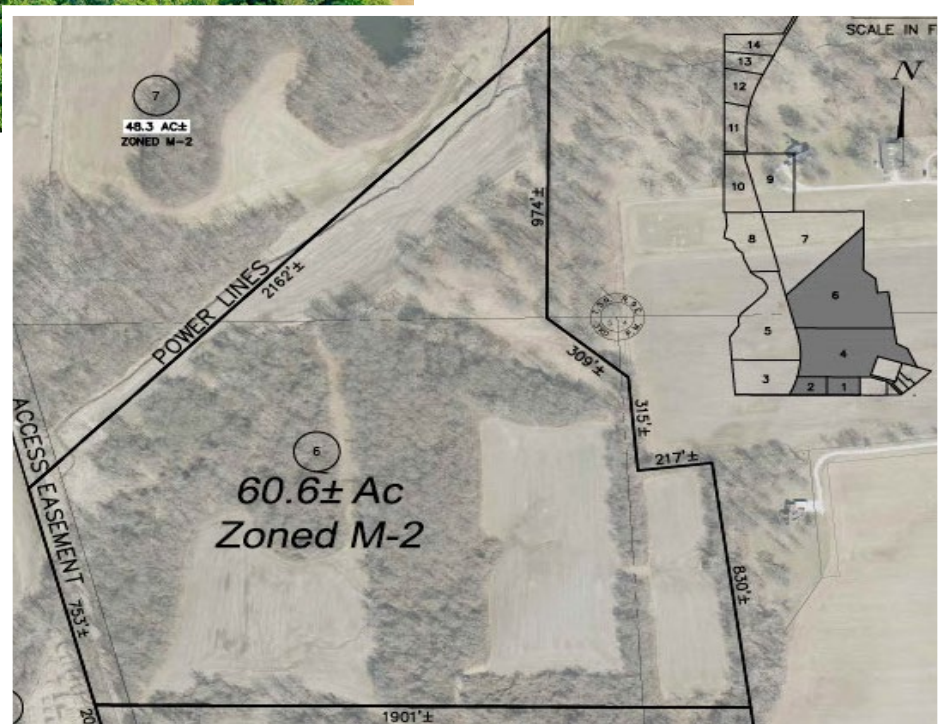
P.I.N	SIZE	AMOUNT
23-2-08-04-09-101-005	2.53± Ac.	\$2859
23-2-08-04-09-101-006	.93± Ac.	\$376

ZONING

M-1, MANUFACTURING



#5: TRACT 6 - 60.6± AC. UNKNOWN ROAD, ALTON, IL 62002



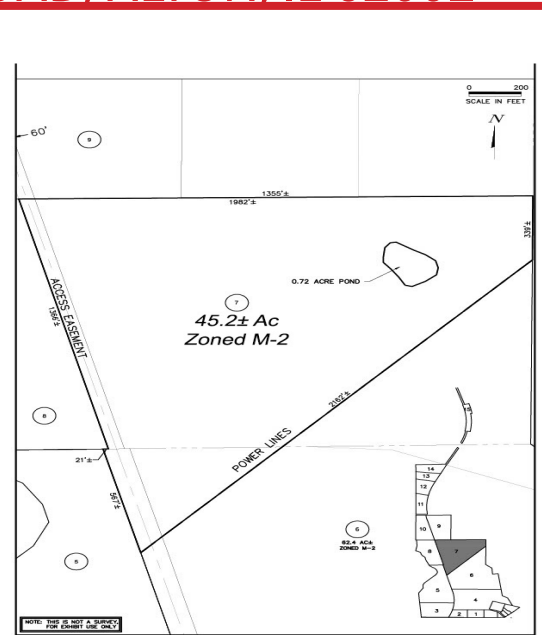
PARCEL NUMBER

P.I.N	AMOUNT
Part 23-1-02-32-00-000-002.001	\$1,612
23-1-08-05-00-000-017	\$1,247
23-1-08-04-01-101-002.001	\$149
29-1-08-05-00-000-006	\$67
23-1-08-05-00-000-016	\$233

These **60.6 gently rolling acres** have a great mixture of tillable and wooded land and conveniently located just **one-half mile to I-255 and IL Rte. 140**. This valuable investment and development property is also surrounded by two golf courses, Moonlight Family Restaurant, and Camp Electric Corp. The acreage, located within Alton, IL corporate limits is **zoned M-2, General Industrial District** thereby, allowing for numerous light industrial and certain intensive industrial uses. The acreage also has flexibility by city ordinance, to be re-zoned to either commercial, single and/or multi-family. Additionally the acreage can be subdivided into 2 acre or larger lots with few restrictive requirements.

The property is accessible by recorded easement extending southward from Harris Lane. A 15" city sewer main exists near the southerly property line and easily reachable. These 60.6± acres are ready for development. A Phase 1 study has been completed and the property benefits from a clean EPA report.

#6: TRACT 7 - 45.2± AC. UNKNOWN ROAD, ALTON, IL 62002



PARCEL NUMBER

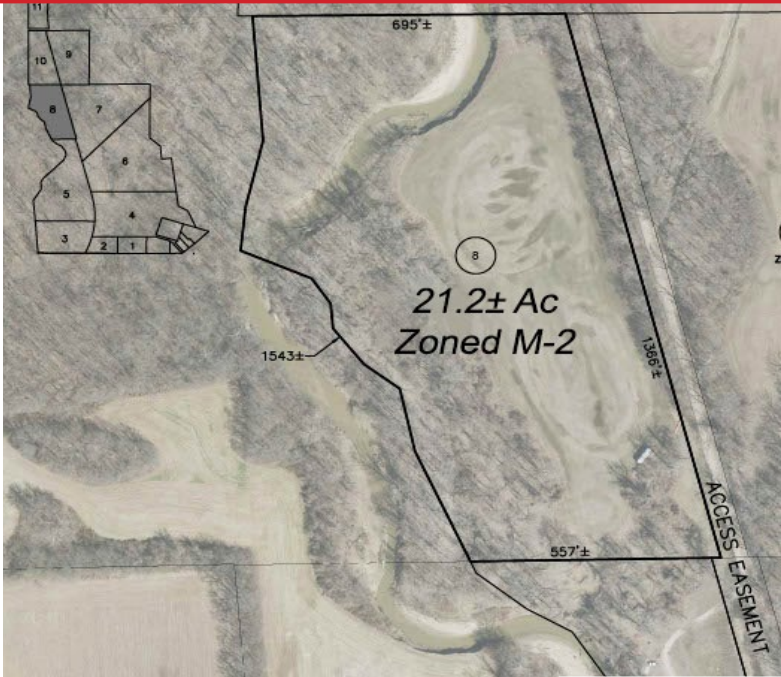
P.I.N	AMOUNT
Part 23-1-02-32-00-000-002.001	\$1612
23-1-02-32-00-000-015	\$211
23-1-02-32-00-000-014	\$32



These **45.2± gently rolling acres** with a pond are conveniently located just **one-half mile to I-255 and IL Route. 140**. This valuable investment and development property is also surrounded by two golf courses, Moonlight Family Restaurant, and Camp Electric Corp. The acreage, located within Alton, IL corporate limits is **zoned M-2, General Industrial District** allowing for numerous light industrial and certain intensive industrial uses. The acreage also has flexibility by city ordinance, to be re-zoned to either commercial, single and/or multi family. Additionally the acreage can be subdivided into 2 acre or larger lots with few restrictive requirements.

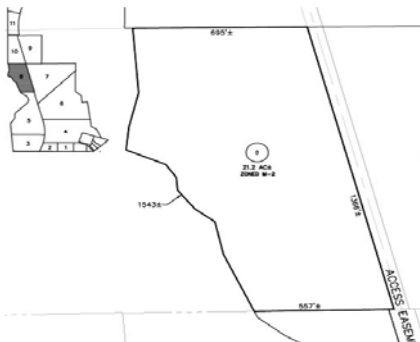
The property is accessible by recorded easement extending southward from Harris Lane. A 15" city sewer main exists near the southerly property line and easily reachable. These **45.2± acres** are ready for development. A Phase 1 study has been completed and the property benefits from a clean EPA report.

#7: TRACT 8 - 21.2± AC. UNKNOWN ROAD, ALTON, IL 62002



PARCEL NUMBER

P.I.N	AMOUNT
23-1-02-32-00-000-016	\$384
20-1-02-32-00-000-016.001	\$40



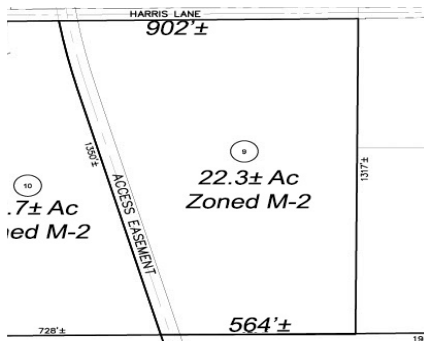
These **21.2± gently rolling acres** have a great mixture of tillable and wooded land with W Fork Wood River running through the property to the north and bordering the property on the west. The property is conveniently located just **one-half mile to I-255 and IL Route 140**. This valuable investment and development property is also surrounded by two golf courses, Moonlight Family Restaurant, and Camp Electric Corp. The acreage is located within Alton, IL corporate limits and is **zoned M-2, General Industrial District** allowing for numerous light industrial and certain intensive industrial uses. The acreage also has the flexibility by city ordinance, to be re-zoned to either commercial, single or multi family or even subdivided into 2 acre or larger lots with few restrictive requirements. These 21.2± acres are accessible by recorded easement extending southward from Harris Lane. A 15" city sewer main exists near the southerly property line. These 21.2± acres are ready for development. A Phase 1 study has been completed and the property benefits from a clean EPA report.

#8: TRACT 9 - 22.3± AC. HARRIS LANE, ALTON, IL 62002



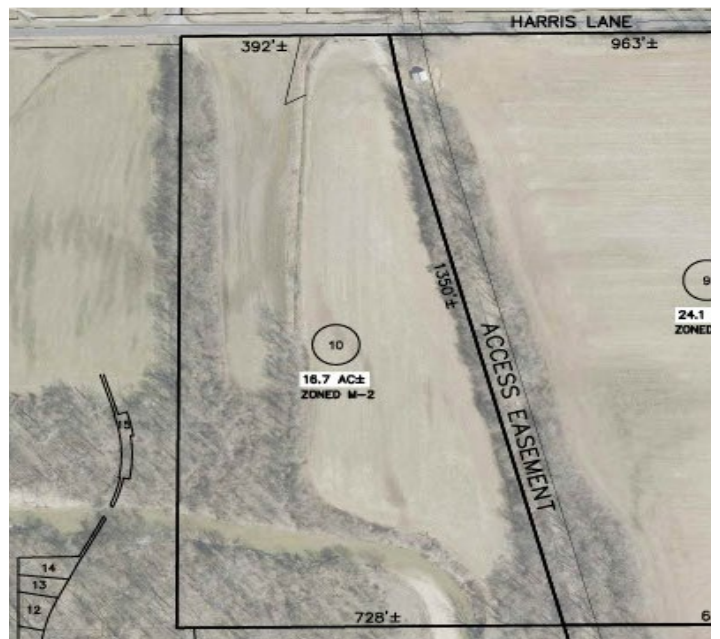
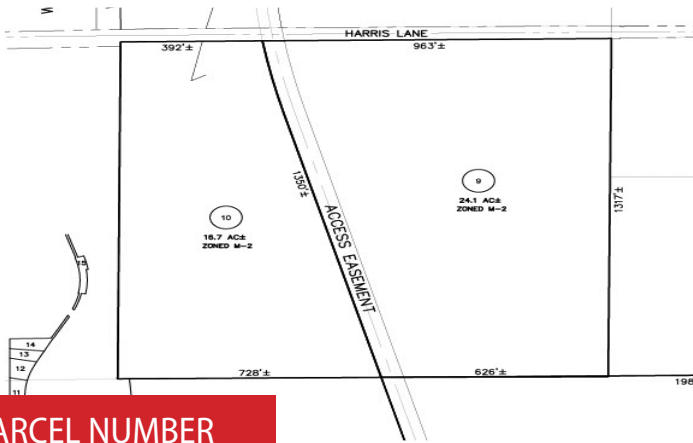
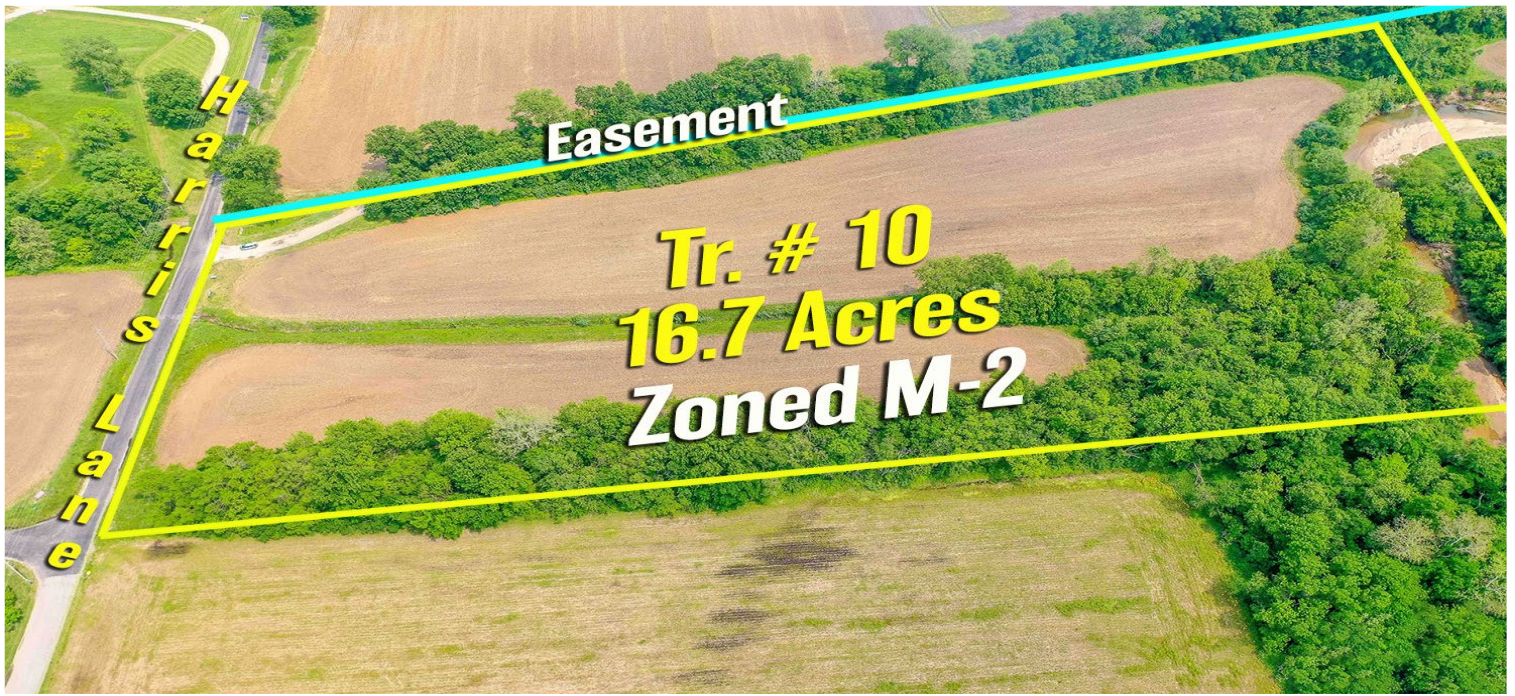
PARCEL NUMBER

P.I.N	AMOUNT
Part 23-1-02-32-00-000-002.001	\$1,612
20-1-02-32-00-000-016.001	\$40



These **22.3± gently rolling acres** have mostly tillable and some wooded land bordering the property on the west. The acreage benefits from 963± ft. frontage along Harris Lane. The property is conveniently located just **one-half mile to I-255 and IL Route. 140**. This valuable investment and development property is also surrounded by two golf courses, Moonlight Family Restaurant, and Camp Electric Corp. The acreage is located within Alton, IL corporate limits and is **zoned M-2, General Industrial District** allowing for numerous light industrial and certain intensive industrial uses. The acreage also has the flexibility by city ordinance, to be re-zoned to either commercial, single or multi family or even subdivided into 2 acre or larger lots with few restrictive requirements. These 22.3± acres are ready for development. A Phase 1 study has been completed and this great property benefits from a clean EPA report.

#9: TRACT 10 - 16.7± AC. HARRIS LANE, ALTON, IL 62002

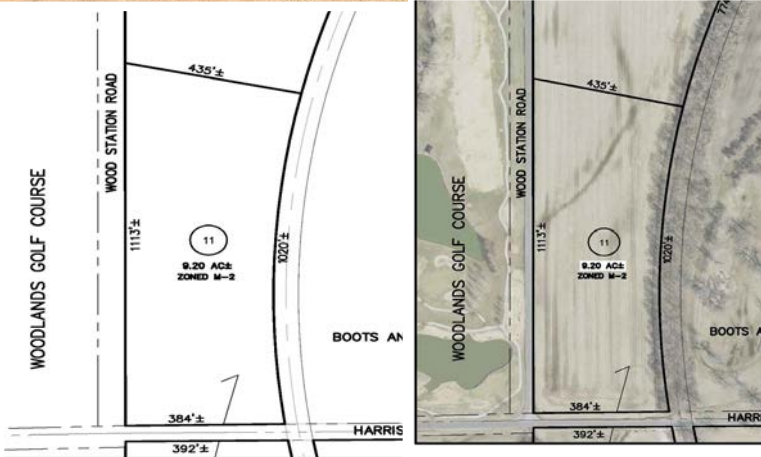
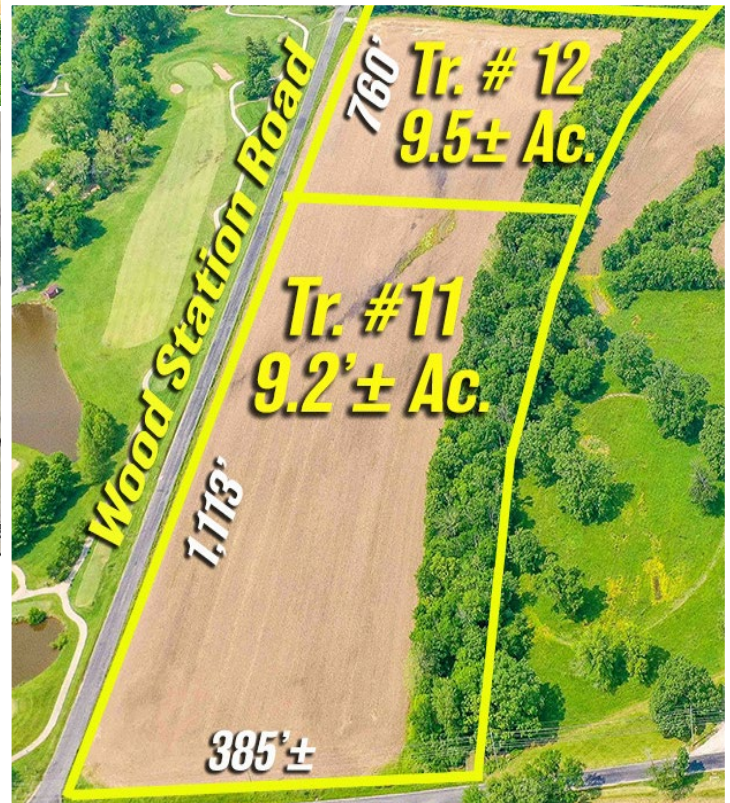


PARCEL NUMBER

P.I.N	AMOUNT
Part 23-1-02-32-00-000-002.001	\$1,612
23-1-02-32-00-000-013	\$211

These **16.7± gently rolling acres** have a great mixture of tillable and wooded land with 798' of frontage along Harris Lane. The property is conveniently located just **one-half mile to I-255 and IL Route. 140**. This valuable investment and development property is also surrounded by two golf courses, Moonlight Family Restaurant, and Camp Electric Corp. The acreage, located within Alton, IL corporate limits is **zoned M-2, General Industrial District** allowing for numerous light industrial and certain intensive industrial uses. The acreage also has the flexibility by city ordinance, to be re-zoned to either commercial, single or multi family or even subdivided into 2 acre or larger lots with few restrictive requirements. These 16.7± acres are ready for development. A Phase 1 study has been completed and the property benefits from a clean EPA report.

#10: TRACT 11 - 9.2± AC. WOODS STATION RD, ALTON, IL 62002

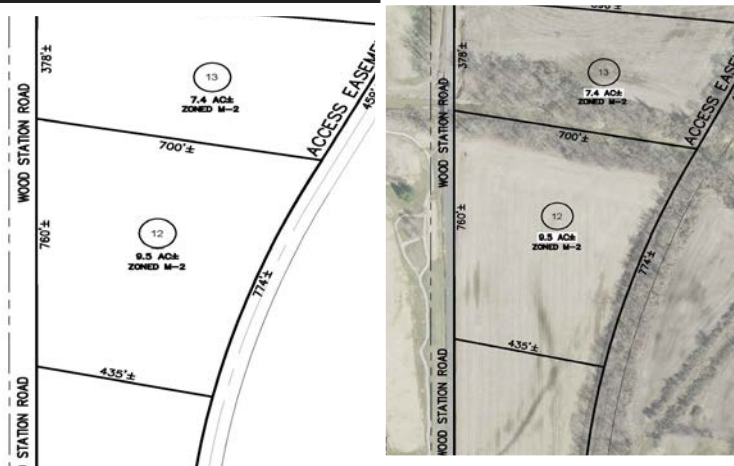


PARCEL NUMBER

P.I.N	AMOUNT
Part 23-1-02-32-00-000-002.001	\$1,612
23-1-02-32-00-000-015	\$211

These **9.2± gently rolling acres** have a mostly tillable and some wooded land along the east property line with 445'± of frontage along Harris Lane and 1,113'± of frontage on Wood Station Road. The property is conveniently located just **one-half mile to I-255 and IL Route. 140**. This valuable investment and development property is also surrounded by two golf courses, Moonlight Family Restaurant, and Camp Electric Corp. The acreage, located within Alton, IL corporate limits is **zoned M-2, General Industrial District** allowing for numerous light industrial and certain intensive industrial uses. The acreage also has the flexibility by city ordinance, to be re-zoned to either commercial, single or multi family or even subdivided into 2 acre or larger lots with few restrictive requirements. These 9.2± acres are ready for development. A Phase 1 study has been completed and the property benefits from a clean EPA report.

#11: TRACT 12 - 9.5± AC. WOOD STATION ROAD, ALTON, IL 62002

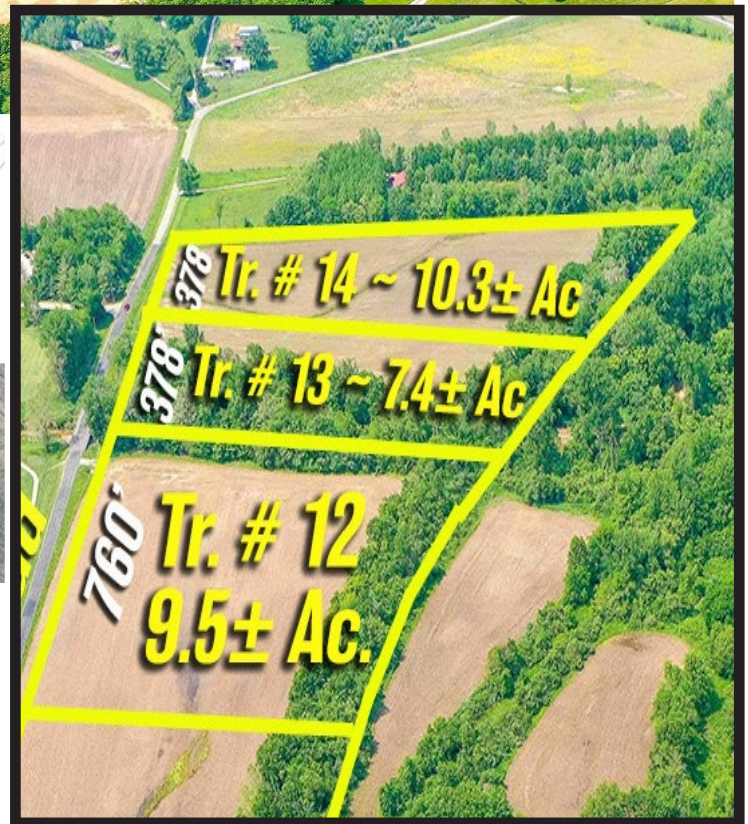
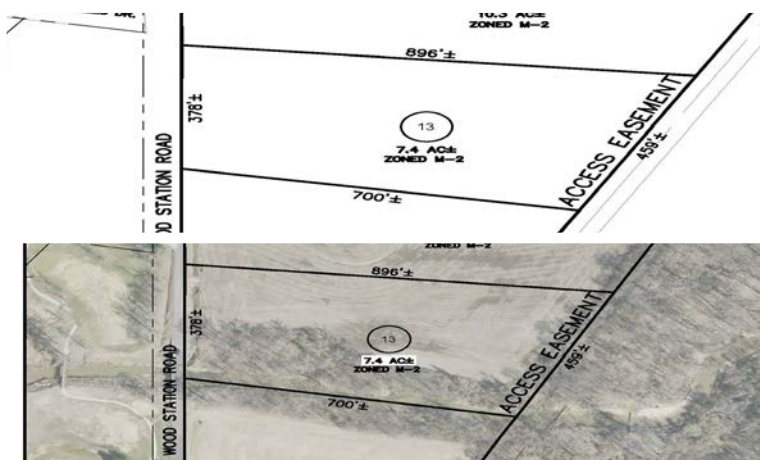


PARCEL NUMBER

P.I.N	AMOUNT
Part 23-1-02-32-00-000-002.001	\$1,612
23-1-02-32-00-000-015	\$211

These **9.5± gently rolling acres** have a mostly tillable and some wooded land along the east property line with 760'± of frontage along Harris Lane. The property is conveniently located just **one-half mile to I-255 and IL Route. 140**. This valuable investment and development property is also surrounded by two golf courses, Moonlight Family Restaurant, and Camp Electric Corp. The acreage is located within Alton, IL corporate limits is **zoned M-2, General Industrial District** allowing for numerous light industrial and certain intensive industrial uses. The acreage also offers the flexibility by city ordinance, to be re-zoned to either commercial, single/multi-family or even subdivided into 2 acre or larger lots with few restrictive requirements. These 9.5± acres are ready for development. A Phase 1 study has been completed and the property benefits from a clean EPA report.

#12: TRACT 13 - 7.4± AC. WOOD STATION ROAD, ALTON, IL 62002

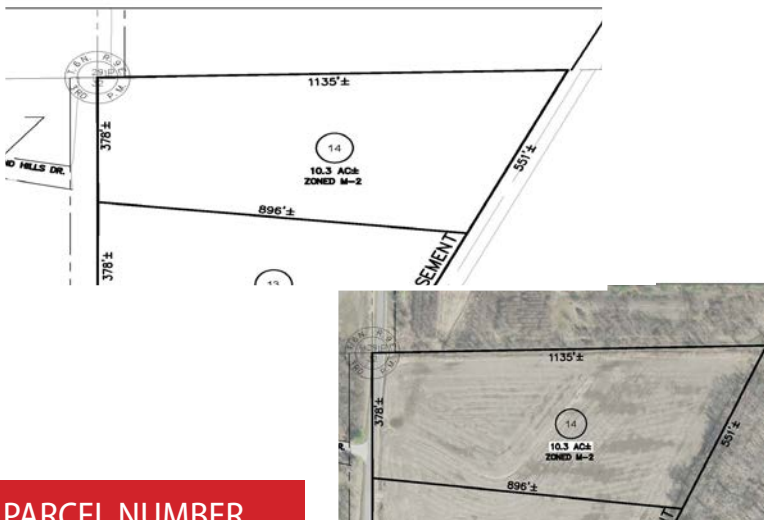


PARCEL NUMBER

P.I.N	AMOUNT
Part 23-1-02-32-00-000-002.001	\$1,612
23-1-02-32-00-000-015	\$211

These **7.4± gently rolling acres** have a mostly tillable and some wooded land along the east property line with 378'± of frontage along Harris Lane. The property is also conveniently located **one-half mile to I-255 and IL Route. 140**. This valuable investment and development property is near two golf courses, Moonlight Family Restaurant, and Camp Electric Corp. The acreage is also located within Alton, IL corporate limits is **zoned M-2, General Industrial District** allowing for numerous light industrial and certain intensive industrial uses. The acreage also offers the flexibility by city ordinance, to be re-zoned to either commercial, single/multi-family or even subdivided into two acre or larger lots with few restrictive requirements. These 7.4± acres are ready for development. A Phase 1 study has been completed and the property benefits from a clean EPA report.

#13: TRACT 14 - 10.3± AC. WOOD STATION ROAD, ALTON, IL 62002

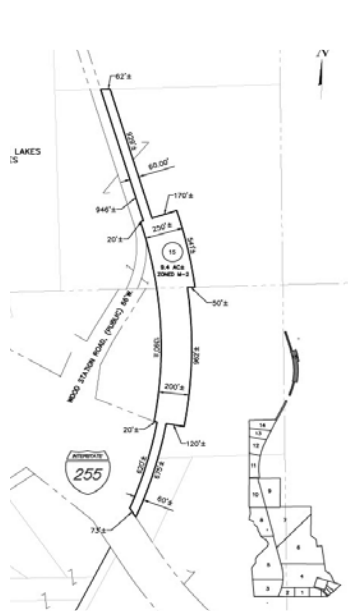


PARCEL NUMBER

P.I.N	AMOUNT
Part 23-1-02-32-00-000-002.001	\$1,612
23-1-02-32-00-000-015	\$211

These **10.3± gently rolling ac** have a mostly wooded and some tillable land along the east property line with 378'± of frontage along Harris Lane. The property is also conveniently located **one-half mile to I-255 and IL Route. 140**. This valuable investment and development property is near two golf courses, Moonlight Family Restaurant, and Camp Electric Corp. The acreage is also located within Alton, IL corporate limits is **zoned M-2, General Industrial District** allowing for numerous light industrial and certain intensive industrial uses. The acreage also offers the flexibility by city ordinance, to be re-zoned to either commercial, single/multi-family or even subdivided into two acre or larger lots with few restrictive requirements. These 10.3± acres are ready for development. A Phase 1 study has been completed and the property benefits from a clean EPA report.

#14: TRACT 15 - 9.4± AC. WOOD STATION ROAD, ALTON, IL 62002



PARCEL NUMBER

P.I.N

AMOUNT

23-1-02-29-00-000-016

\$460

These **9.4± gently rolling ac** have a mostly wooded and some tillable land with access from Wood Station Road. The property is also conveniently located **one-half mile to I-255 and IL Route. 140** and is situated on the North side of I-255. This valuable investment and development property is near two golf courses, Moonlight Family Restaurant, and Camp Electric Corp. The acreage is also located within Alton, IL corporate limits is **zoned M-2, General Industrial District** allowing for numerous light industrial and certain intensive industrial uses. The acreage also offers the flexibility by city ordinance, to be re-zoned to either commercial, single/multi-family or even subdivided into two acre or larger lots with few restrictive requirements. These 9.4± acres are ready for development. A Phase 1 study has been completed and the property benefits from a clean EPA report.