



Godfrey HWY Commercial

18.16 +/- Acres | Madison County, IL | \$2,500,000



ADDRESS

6713 GODFREY RD
Godfrey, IL 62035

LOCATION

*GPS is accurate. Access on south side of property across from Walmart

PROPERTY SUMMARY

Located at the intersection of Godfrey Road and HWY 255, this 18 +/- ac commercial property is prime for development. The land lies flat and has direct access from Godfrey Road. The property was previously home to a big box store. This location is one of the most densely utilized portions of Madison County. The current zoning is B-5 "Planned Business District" and is located within a Godfrey TIF district and Enterprise Zone. Per the city code, "The B-5 planned business district is designed to provide for maximum commercial site design and utilization in areas favorable for commercial growth." All public utilities are available.

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