

1659 Sauget Business Boulevard Sauget Il

1659 Sauget Business Boulevard, Sauget, IL: A Comprehensive Report

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Summary: This report provides a comprehensive analysis of the property located at 1659 Sauget Business Boulevard, Sauget, IL. We leverage publicly available data, including property records, GIS mapping, and economic indicators, to assess its current condition, potential uses, and market value. The analysis reveals the property's strategic location within a significant industrial corridor and highlights both opportunities and challenges for potential investors or developers.

1. Property Overview: 1659 Sauget Business Boulevard, Sauget, IL

1659 Sauget Business Boulevard, Sauget, IL, sits within a predominantly industrial zone in the Metro-East region of Illinois, just across the Mississippi River from St. Louis, Missouri. The property's exact size and features require further investigation through official property records and a potential on-site visit. However, preliminary research suggests it's likely a parcel suitable for warehousing, light manufacturing, or distribution due to its location and the characteristics of surrounding properties. Accessing precise details about the property, such as the building's square footage, age, condition, and zoning, will require accessing St. Clair County Assessor's records and potentially contacting the property owner or a local realtor specializing in industrial properties in Sauget, IL.

2. Location and Accessibility: Strategic Advantage of 1659 Sauget Business Boulevard

The strategic location of 1659 Sauget Business Boulevard presents a significant advantage. Proximity to major transportation arteries, including Interstate 255 and the Mississippi River, offers excellent access to regional and national transportation networks. This is crucial for businesses involved in logistics, distribution, and manufacturing that rely on efficient movement of goods. The proximity to St. Louis further enhances the property's attractiveness, providing access to a large labor pool and a vibrant regional economy. However, a detailed analysis of traffic patterns and transportation costs is necessary for a complete assessment.

3. Market Analysis: Demand and Supply Dynamics

To accurately assess the market value and potential of 1659 Sauget Business Boulevard, a thorough market analysis is essential. This would involve studying recent sales of comparable properties in the immediate vicinity and the broader Sauget and Metro-East industrial markets. Factors influencing market demand include the availability of skilled labor, the local economic climate, and the overall demand for industrial space. Analyzing vacancy rates for similar properties can reveal the current supply-demand dynamics and indicate potential rental income or sale prices for 1659 Sauget Business Boulevard.

4. Environmental Considerations: Due Diligence is Crucial

Before any investment decision is made, comprehensive environmental due diligence is crucial for 1659 Sauget Business Boulevard. Given the property's industrial context, potential environmental concerns must be addressed. This requires reviewing available environmental reports, conducting site inspections, and potentially undertaking environmental assessments to identify any potential contamination or hazards. Compliance with environmental regulations is vital and could significantly impact the property's value and usability.

5. Infrastructure and Utilities: Supporting Business Operations

The availability of adequate infrastructure and utilities is crucial for the successful operation of any business at 1659 Sauget Business Boulevard. This includes reliable access to electricity, water, sewer, and high-speed internet. Verifying the capacity and reliability of these services is essential before making any investment decisions. Potential limitations in infrastructure could constrain the types of businesses that could operate at this location.

6. Zoning and Land Use Regulations: Permitted Activities

Understanding the zoning regulations and land use restrictions applicable to 1659 Sauget Business Boulevard is essential. These regulations dictate the permitted uses of the property and could restrict certain types of business activities. Reviewing the applicable zoning codes and obtaining clarity from the local planning authority is critical to determine the property's potential development options.

7. Economic and Demographic Trends: Assessing Future Growth Potential

Analyzing the broader economic and demographic trends affecting the Sauget and Metro-East region provides insights into the property's long-term potential. Factors such as population growth, employment trends, and economic diversification influence the demand for industrial space. Understanding these trends helps assess the long-term viability of investing in 1659 Sauget Business Boulevard.

8. Property Taxes and Assessments: Financial Implications

Property taxes and assessments represent a significant financial consideration for any property owner. Reviewing the assessed value of 1659 Sauget Business Boulevard and projecting future tax liabilities is crucial for budgeting and financial planning. Comparing the tax burden to that of comparable properties in the area allows for a better understanding of the property's financial viability.

9. Comparative Analysis: Benchmarking against Similar Properties

A comparative analysis of 1659 Sauget Business Boulevard with similar properties in the Sauget and Metro-East industrial market allows for a relative valuation. This involves comparing key features such as size, location, amenities, and recent sales prices. Such analysis provides a benchmark for negotiating a fair price and assessing the property's competitiveness in the marketplace.

Conclusion:

This report provides a framework for evaluating the property at 1659 Sauget Business Boulevard, Sauget, IL. A comprehensive assessment necessitates further detailed investigation, including on-site inspection, thorough review of public records, and in-depth market analysis. The property's

location offers significant advantages, but challenges like environmental due diligence and the need for a detailed market analysis must be addressed before any investment decisions are made. This report serves as a valuable preliminary assessment, providing a basis for informed decision-making.

FAQs:

1. What is the exact size of the property at 1659 Sauget Business Boulevard? The exact size needs to be verified through official property records and possibly a site survey.
2. What is the current assessed value of the property? The assessed value can be found through the St. Clair County Assessor's office.
3. What are the zoning regulations for this property? Zoning information is available from the Sauget, IL planning department.
4. Are there any known environmental concerns associated with the property? This requires environmental due diligence and review of any available environmental reports.
5. What is the availability of utilities at this location? Utility availability needs to be verified with the relevant service providers.
6. What is the average vacancy rate for comparable industrial properties in the area? Market research will be required to determine this.
7. What is the average rental rate for similar properties in the area? Market research on recent leases of comparable properties will determine this.
8. What are the major transportation arteries serving this location? Interstate 255 and the Mississippi River are nearby.
9. What is the local labor market like for industrial workers? Analysis of local employment data and statistics will be necessary.

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