



With a dual access to Highway 162, the Bradley Smith intersection is signalized, the first to be allowed by IDOT east of the interchange with 55/70. This is therefore destined to become the major northerly entrance not only to our project but to land alongside us to our west, a single large parcel between us and the interstates, which is also being developed.

ANNOUNCING...

7 Commercial Lots in The Greens of Troy – For Sale (lots 5 through 11)

- All Utilities Available
- Zoned C-2, light commercial
- Within a "walk-everywhere" planned community
- With green space and the park nearby
- Ideal for offices and services
- Joins existing, attractive businesses
- Easy access from north and south parts of Troy
- The "right side" of Troy
- Near several interstates
- Modestly restricted

Contact Merrill Ottwein; 618-781-1822, merrill@homerelo.com (Broker ownership, but not listed.....)

Lots 12, 13, 14

Lots 12, 13 and 14 are essentially developed and ready for sale, but not yet platted.

These conditions of offering:

1. A downstream "Storm Water Detention Basin" will serve these lots, so that individual provisions will NOT be necessary...saving space and so cutting costs. A very modest annual maintenance fee will be charged to commercial users.
2. Staff and patrons will have access to the foot paths in the adjacent basin and lake area, "Called "The Village Green" for walks during daylight hours.
3. For established businesses with good credit, we usually can build to suit, and even, lease to buy.

The 12 acres beneath this panel is also available. It has access to all utilities but is not subdivided or platted. Please ask for prices and conditions if there is interest.

Dorothy Drive will be extended westerly into the adjacent tract, so becoming a crossroad with Bradley Smith Drive.

Above this panel is the setting for "Serenade", a 55+ residential development with access from Dorothy Drive.

To the right is a long boundary of Serenade with The Tri-Township Park, where we will have one controlled pedestrian gate.

And below is the location for the "Storm Water Detention Basin", with it's 2 acre lake, all cleverly disguised as "The Village Green"

The 155 acre Tri-Township Park

Lochmueller Associates

Aspen Creek Memory Care

To Old Collinsville Road and Highway 40, and southerly IS 55/70 interchange.