

+/- 7.37 ACRE COMMERCIAL DEVELOPMENT SITE

Frank Scott Pkwy W, Belleville, IL 62223



SALE PRICE: \$2.75/SF

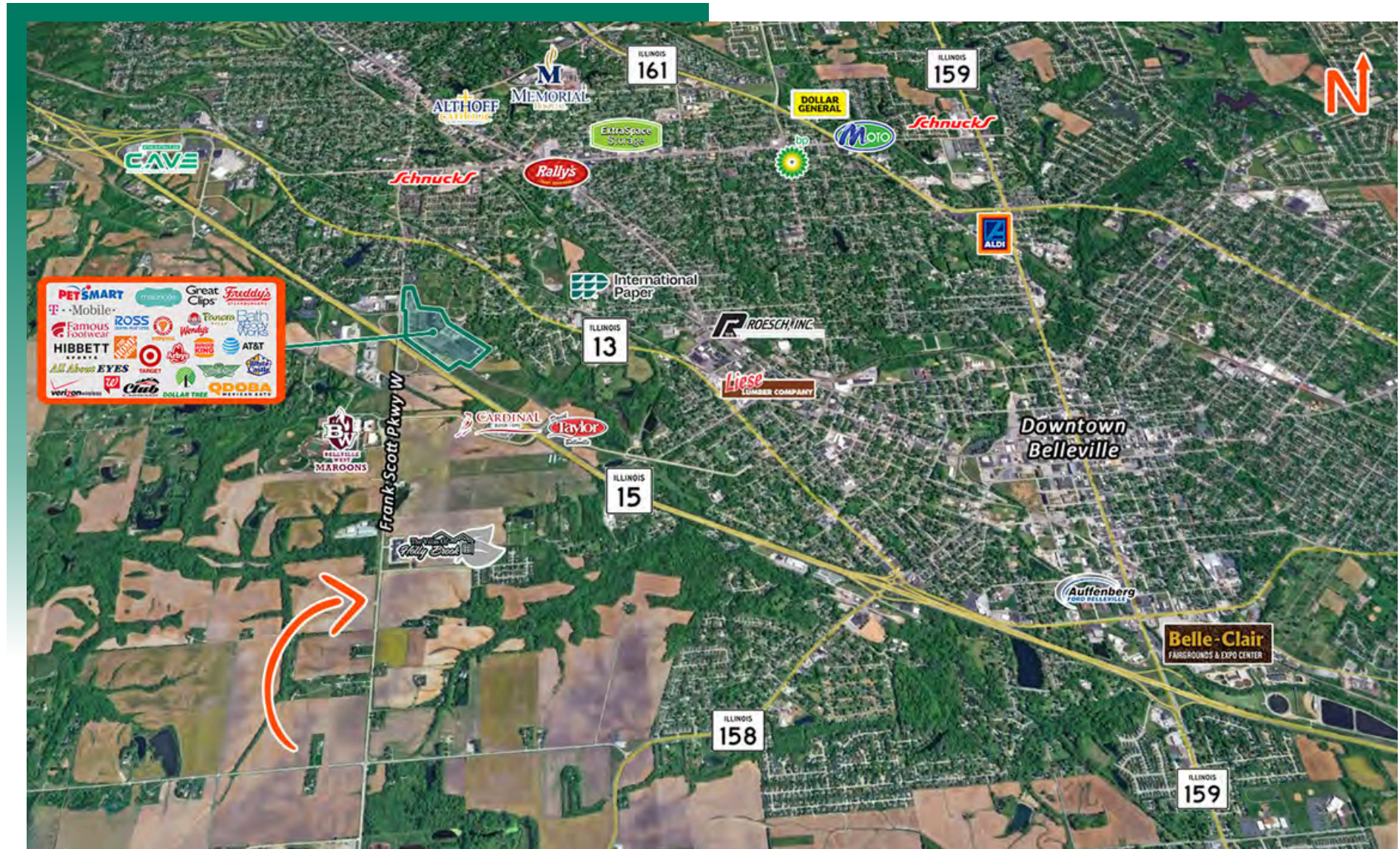
BARBERMURPHY
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AREA MAP

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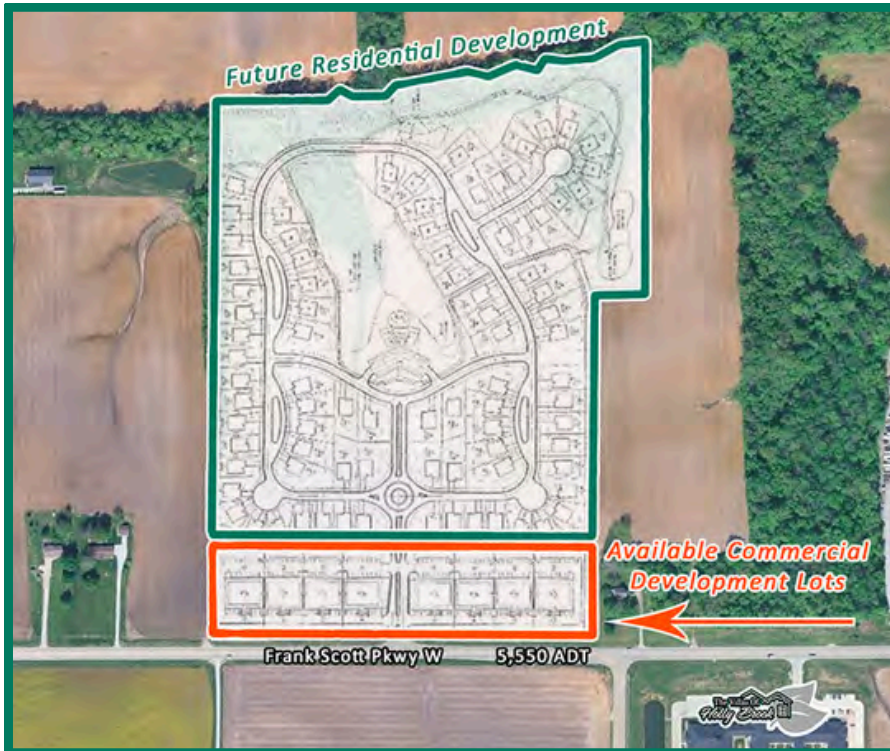
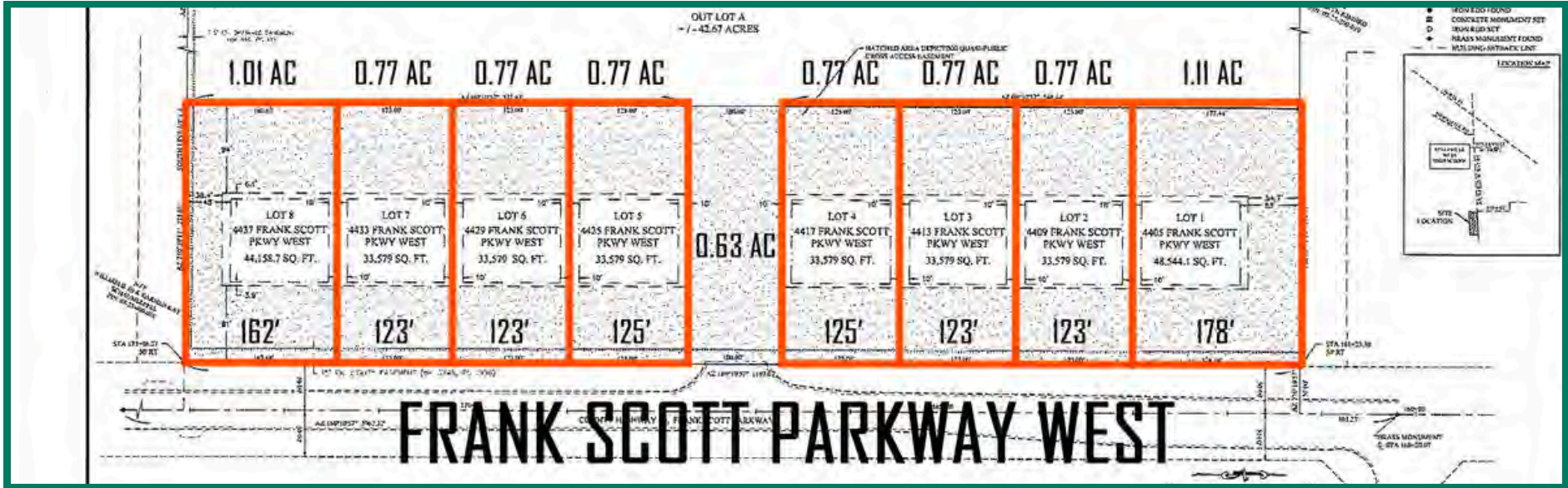


LOCATION OVERVIEW

Located south of Belleville West and new sports field and mixed-use development. Located just off of Rt-15 and I-255. Rapidly developing area.

SITE PLAN & INFORMATION

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PROPERTY HIGHLIGHTS

- ▶ 0.77 acres to 7.37 acres
- ▶ Plats & engineering completed
- ▶ Can be divided
- ▶ All utilities available
- ▶ Located near Belleville West High School, Villages of Holly Brook Senior Living, & the future athletic field & flex space development across from Belleville West High School

LAND PROPERTY SUMMARY

FRANK SCOTT PKWY W

LISTING # 2121

LOCATION DETAILS:

Parcel #: Part of 07-25.0-200-002
County: IL - St. Clair
Zoning: C-1

PROPERTY OVERVIEW:

Lot Size: 7.37 Acres
Min Divisible Acres: 0.77
Max Contig Acres: 7.37
Frontage: 1179
Depth: 273
Topography: Level
Archeological: Yes
Environmental: Yes
Survey: Yes

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-255

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 5,550
Taxes: \$1,994.00
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$2.75/SF

UTILITY INFO:

Water Provider: City
Water Location: Site
Sewer Provider: City
Sewer Location: Site
Gas Provider: Ameren
Gas Location: Site
Electric Provider: Ameren
Electric Location: Site

PROPERTY DESCRIPTION:

Up to 7.37 acres available for commercial development. Located just south of the new sports field and mixed-use development. Lots range in size from 0.77 Acres to 7.37 contiguous acres. All utilities at site, all engineering completed, environmental studies, final plat and more included in sale price.



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