

10+ ACRES - ZONED PLANNED BUSINESS - WILL DIVIDE

1816 Llewellyn Rd., Belleville, IL 62223



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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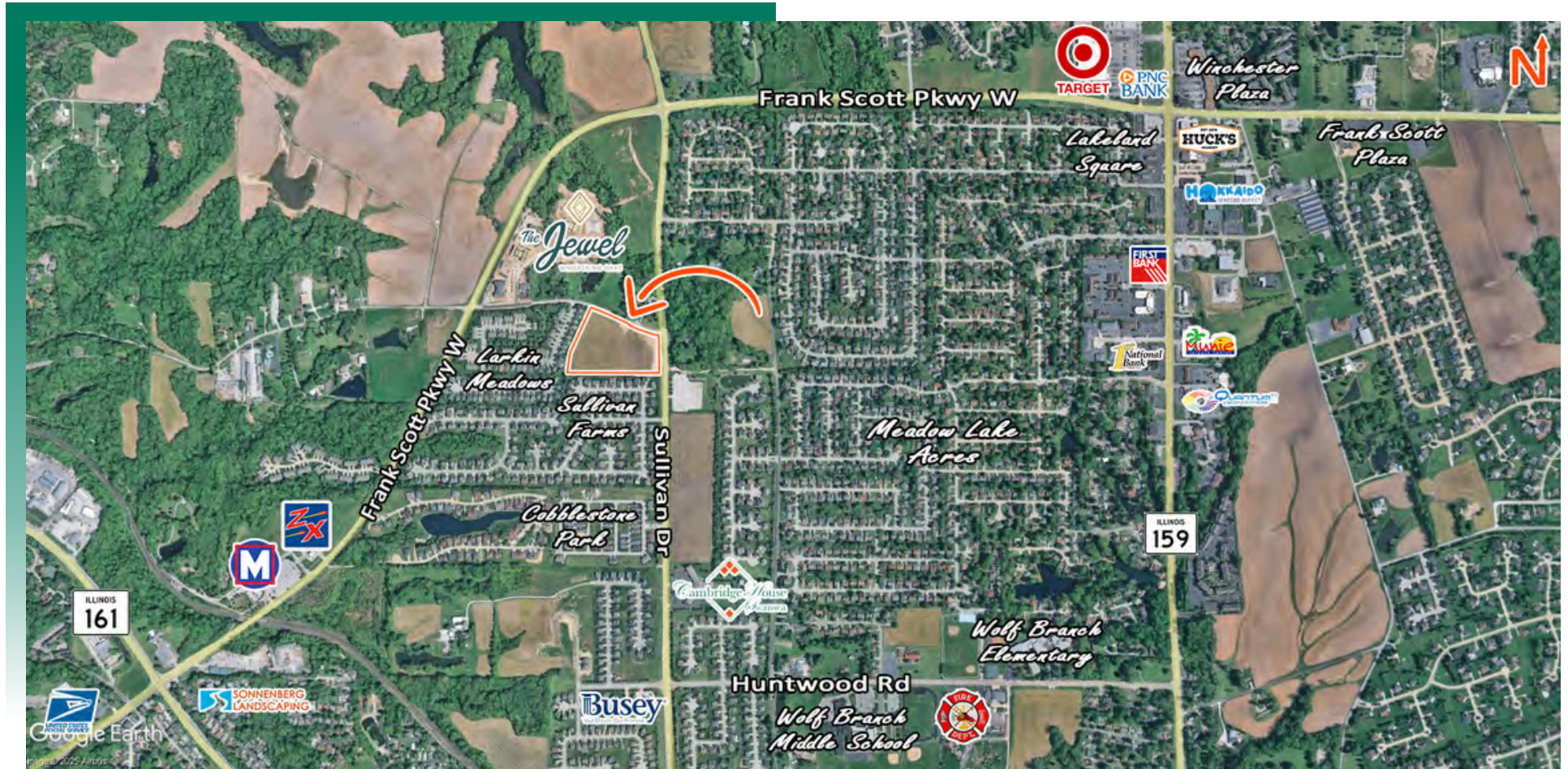
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

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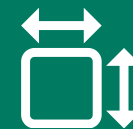


LOCATION OVERVIEW

Located at the corner of Llewellyn Rd and Sullivan Drive in Swansea, IL. Minutes from Frank Scott Parkway, IL-159, and major commercial corridors



UTILITIES
ON SITE



FRONTAGE: 330'
DEPTH: IRR



ZONING
PLANNED
BUSINESS

LAND PROPERTY SUMMARY

1816 LLEWELLYN RD

LISTING # 3102

LOCATION DETAILS:

Parcel #: 08-05-0-200-016
County: IL - St. Clair
Zoning: PB

PROPERTY OVERVIEW:

Lot Size: 10.02 Acres
Min Divisible Acres: 3
Max Contig Acres: 10.02
Frontage: 330
Depth: IRR
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

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

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 9600
Taxes: \$400.06
Tax Year: 2025



SALE INFORMATION:

Sale Price: \$599,000
Price / Acre: \$59,780
\$/SF (Land): \$1.37

UTILITY INFO:

Water Provider: Swansea Township
Water Location: On Site
Sewer Provider: Swansea Township
Sewer Location: On Site
Gas Provider: Ameren
Gas Location: On Site
Electric Provider: Ameren
Electric Location: On Site

Property Description

Strong visibility, easy access, and proximity to major anchors make this an excellent site for new development. 10 Acres located at the corner of Frank Scott Parkway & Llewellyn Road. Average Daily Traffic Count of 9,600 vehicles. Zoned Planned Business. All Utilities on Site. Will Divide.