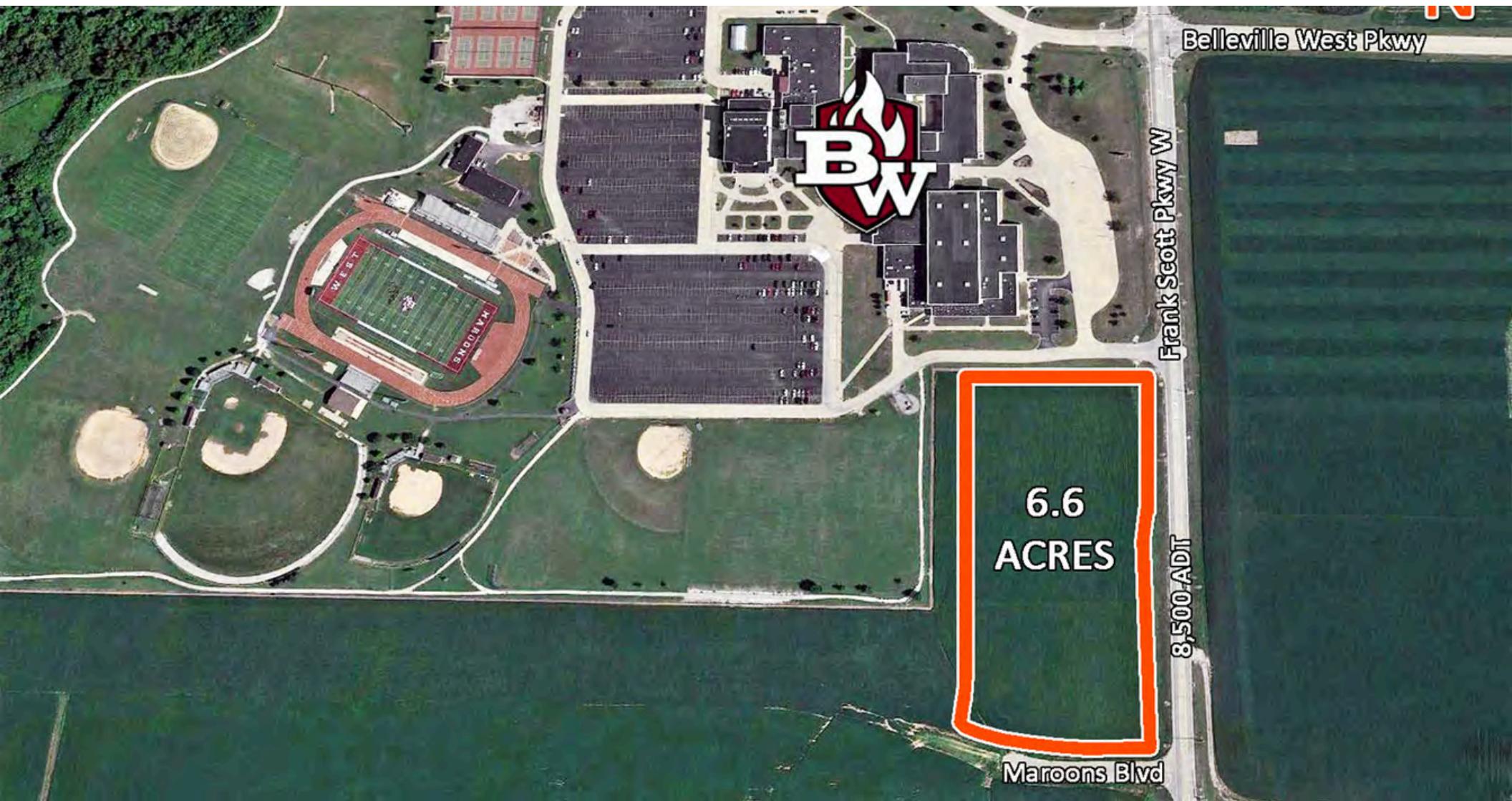


# 6.6 ACRE COMMERCIAL DEVELOPMENT SITE FOR SALE

5915 Maroons Blvd., Belleville, IL 62223



**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Terry Johnson**  
Broker Associate  
Office: (618) 277-4400 (Ext. 24)  
Cell: (618) 977-8367  
terryj@barbermurphy.com

**Mike Durbin**  
Broker Associate  
Office: (618) 277-4400 (Ext. 39)  
Cell: (618) 960-8675  
miked@barbermurphy.com

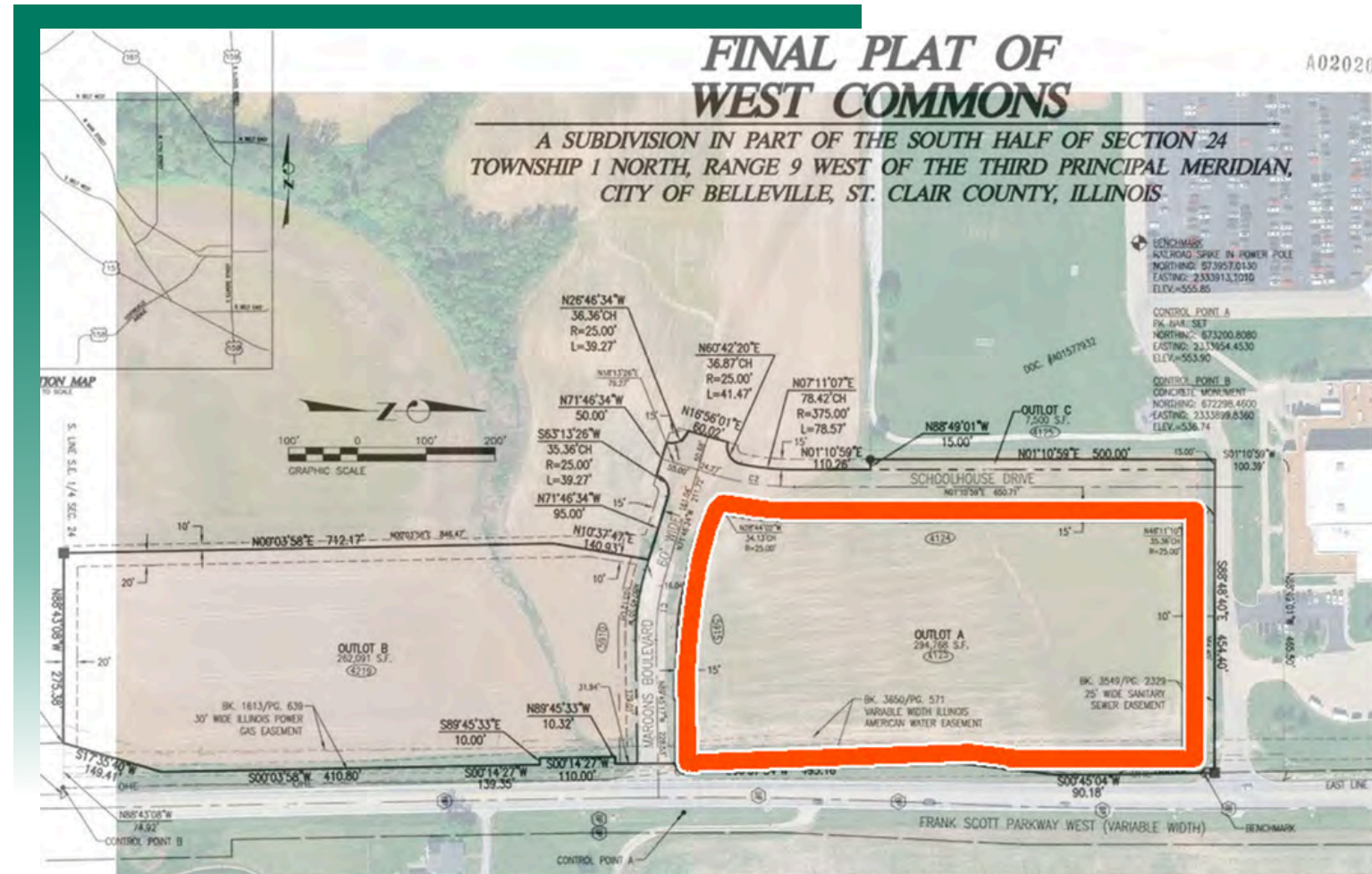


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# SITE PLAN

5915 Maroons Blvd., Belleville, IL 62223



## PROPERTY DESCRIPTION

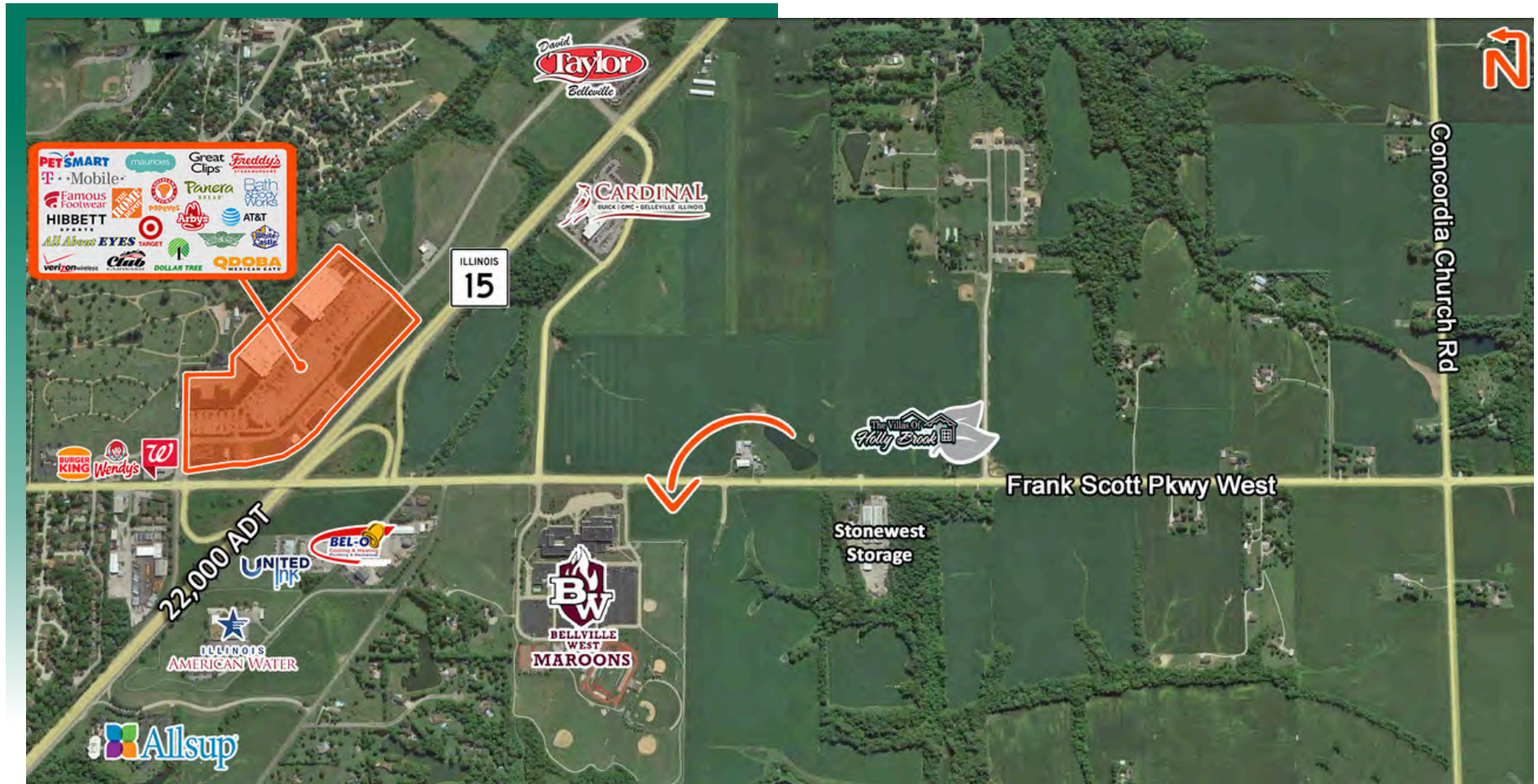
- 6.6 Acre site | Zoned heavy commercial
- Adjacent to Belleville West High School
- Excellent location for an office building or convenience store
- Level site with all utilities

## SALE PRICE:

\$3.00/SF (\$862,488)

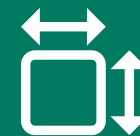
# AREA MAP

5915 Maroons Blvd., Belleville, IL 62223



## LOCATION OVERVIEW

Located at the corner of Frank Scott Pkwy West and Maroons Blvd., adjacent to Belleville West High School.



Frontage: 784'  
Depth: 373'



I-255



# LAND PROPERTY SUMMARY

5915 MAROONS BLVD

**LISTING #** 2917

## LOCATION DETAILS:

Parcel #: 07-24.0-400-009  
County: IL - St. Clair  
Zoning: C-2 Heavy Commercial - City of Belleville

## PROPERTY OVERVIEW:

Lot Size: 6.60 Acres  
Min Divisible Acres: 1  
Max Contig Acres: 6.6  
Frontage: 784  
Depth: 373  
Topography: Flat  
Archeological: No  
Environmental: No  
Survey: No

## TAX INCENTIVE ZONES:

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

## TRANSPORTATION:

Interstate Access: I-270

## DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 5500  
Taxes: \$252.00  
Tax Year: 2024



## SALE INFORMATION:

Sale Price: \$862,488  
\$/SF (Land): \$3.00

## UTILITY INFO:

Water Provider: Illinois American Water  
Water Location: On Site  
Sewer Provider: City of Belleville  
Sewer Location: On Site  
Gas Provider: Ameren IL  
Gas Location: On Site  
Electric Provider: Ameren IL  
Electric Location: On Site

## Property Description

6.6 acre site zoned C-2 (heavy commercial) - level site with all utilities and traffic signal access. Excellent location for Office Building or Convenience Store.