

# FOR SALE

8955-8992 Bevo Ct.,  
Belleville, IL 62223



**REDUCED SALE PRICE: \$179,000**

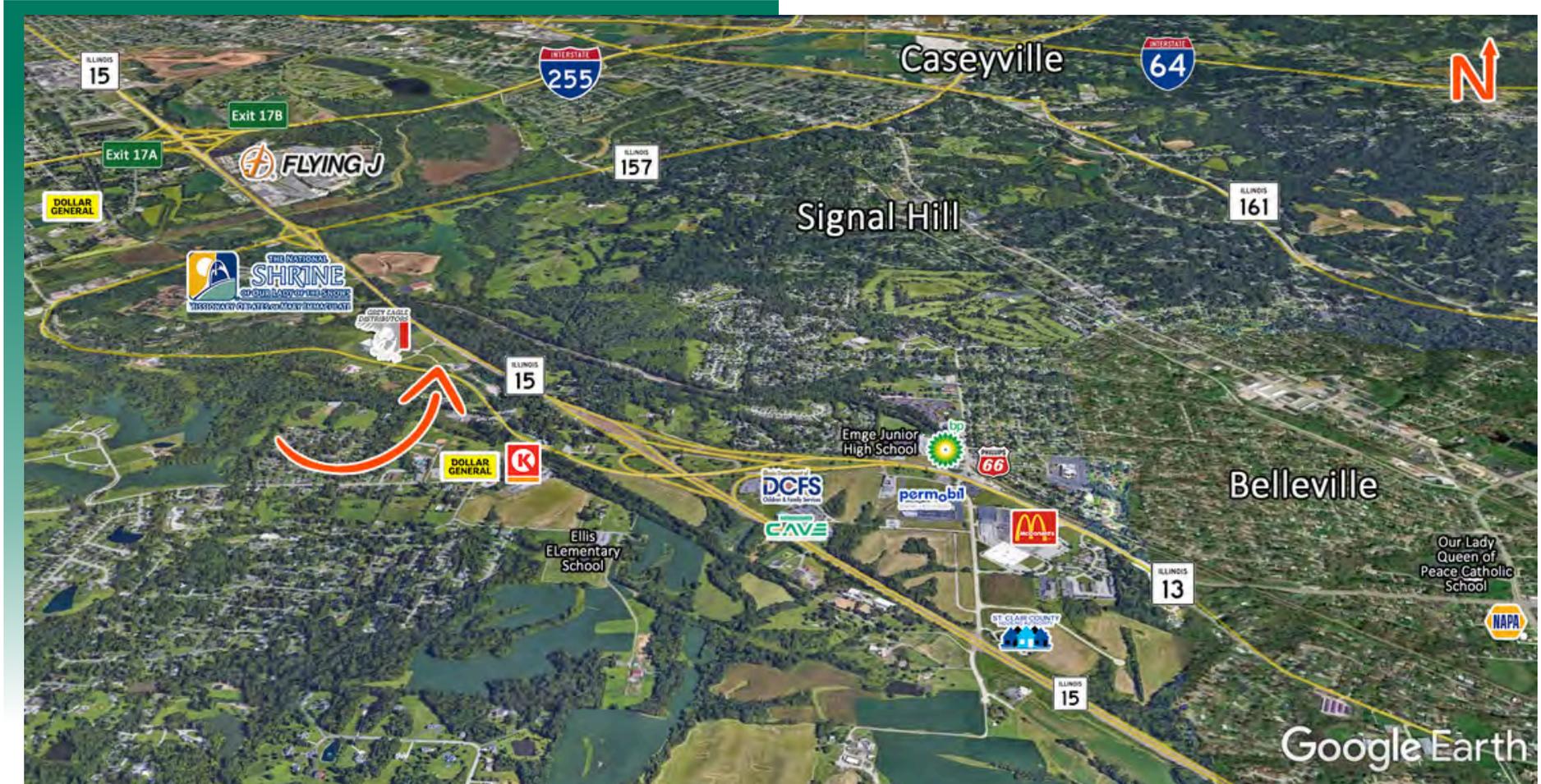
**BARBERMURPHY**  
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# AREA MAP

8955-8992 Bevo Ct., Belleville, IL 62223



## LOCATION OVERVIEW

Located at the corner of IL Rt 15 and Busch Blvd. One mile from the Shrine of our Lady of the Snows.



TIF DISTRICT



I-255 & I-64



D-1 LIGHT INDUSTRIAL



EXIT 17

# LAND PROPERTY SUMMARY

8955-8992 BEVO CT

**LISTING #** 2478

## LOCATION DETAILS:

**Parcel #:** 07-10.0-202-001/006  
**County:** IL - Saint Clair/ Madison  
**Zoning:** D-1 Light Industrial - City of Belleville

## PROPERTY OVERVIEW:

**Lot Size:** 8.65 Acres  
**Min Divisible Acres:** 3.48  
**Max Contig Acres:** 8.65  
**Frontage:** 715  
**Depth:** IRR  
**Topography:** Flat to sloped  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## TAX INCENTIVE ZONES:

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

## TRANSPORTATION:

**Interstate Access:** I-255

## DEMOGRAPHICS/FINANCIAL INFO:

**Traffic Count:** 31,200  
**Taxes:** \$9,882.00  
**Tax Year:** 2025



## SALE INFORMATION:

**Sale Price:** \$179,000  
**Price / Acre:** \$20,694  
**\$/SF (Land):** \$0.48

## UTILITY INFO:

**Water Provider:** City of Belleville  
**Water Location:** On Bevo Ct  
**Sewer Provider:** City of Belleville  
**Sewer Location:** On Bevo Ct  
**Gas Provider:** Ameren IL  
**Gas Location:** On Bevo Ct  
**Electric Provider:** Ameren IL  
**Electric Location:** On Bevo Ct

## PROPERTY DESCRIPTION:

8.65 Acres Industrial Land For Sale. Direct access off of IL I-15 at Busch Blvd with a ADT of 31,200. Site is zoned D-1 Light Industrial with water and sewage on site and under ground utilities included.

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