

# 1.0 ACRE OF LAND FOR SALE

2811 Frank Scott Pkwy W., Belleville, IL 62223



**BARBERMURPHY**

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

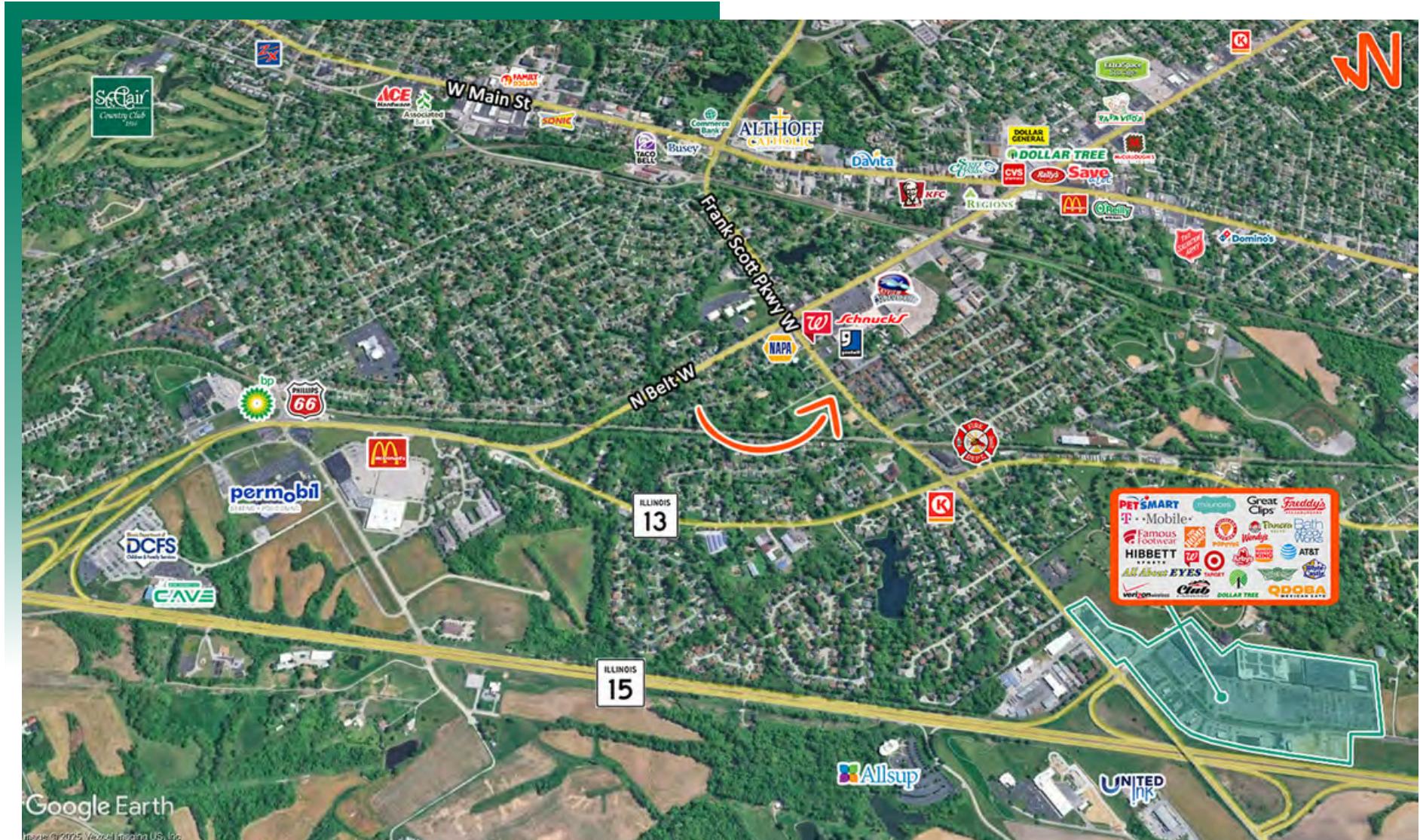
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# AREA MAP

2811 Frank Scott Pkwy W., Belleville, IL 62223



## LOCATION OVERVIEW

1 block South of the intersection of North Belt West and Frank Scott Parkway. 0.75 North of Illinois Route 15.

# LAND PROPERTY SUMMARY

2811 FRANK SCOTT PARKWAY WEST

**LISTING #** 3160

## LOCATION DETAILS:

Parcel #: 07-13.0-207-003  
County: IL - St. Clair  
Zoning: SR3



## PROPERTY OVERVIEW:

Lot Size: 1.0 Acres  
Min Divisible Acres: 1  
Max Contig Acres: 1  
Frontage: 209  
Depth: 208  
Topography: Flat  
Archeological: No  
Environmental: No  
Survey: No

## SALE INFORMATION:

Sale Price: \$55,000  
\$/SF (Land): \$1.26

## UTILITY INFO:

Water Provider: Illinois American  
Water Location: Available to Site  
Sewer Provider: Stookey Township  
Sewer Location: Call Broker  
Gas Provider: Ameren  
Gas Location: Available to Site  
Electric Provider: Ameren  
Electric Location: Available to Site

## TAX INCENTIVE ZONES:

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

## TRANSPORTATION:

Interstate Access: 0.75 Route 15  
Airport Access: Mid-America

## PROPERTY DESCRIPTION:

1 acre of land located at the corner of Frank Scott Parkway and Memory Lane. Directly across the street from Copper Bend Office Park.

## DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 13000  
Taxes: \$1,124.10  
Tax Year: 2025

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