

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

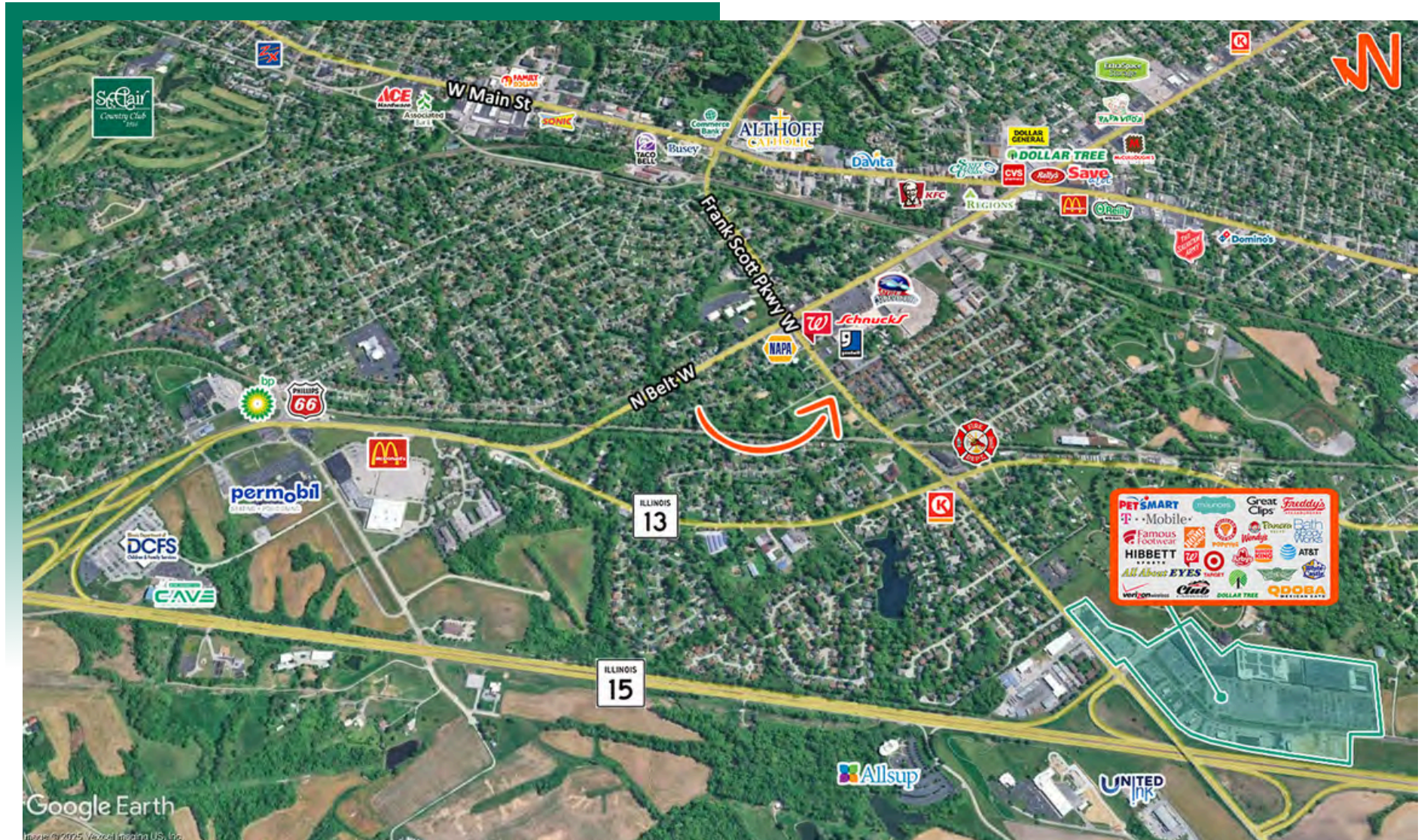
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

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

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

DEMOGRAPHICS/FINANCIAL INFO:

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



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

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.



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