

Commercial Development Site | IL-159

South Illinois Street (IL-159), Belleville, IL 62220



- 3.5 Acre Site located in a TIF District
- Situation at corner of S. Illinois St. and Westhaven School Rd.
- Signalized Corner with 10,300 ADT
- 1.0 Mile from IL-15
- 710' Frontage

Sale Price: \$5.25/SF (\$800,415)



BARBERMURPHY

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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.



Listing No: 1928

Land

South Illinois Street
Belleville, IL 62220

SALE INFORMATION:

For Sale: Yes
Sale Price: \$800,415
Sale Price/Acre: \$228,690
Sale Price/SF: \$5.25

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

3.5 Acres READY FOR DEVELOPMENT.
 Located on South side of Belleville. Zoned
 A-1 Single Family Residence District.
 Located in Lower Richland Creek TIF.

Total Acres Available: 3.50

Min Divisible Acres: 1.00

LAND MEASUREMENTS:

Acres: 3.50
Frontage: 710 FT
Depth: 212 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: I-255
Rail: N/A
Barge: N/A
Airport: N/A

PROPERTY INFORMATION:

Parcel No: 08-34.0-302-026	TIF: Yes	Property Tax: \$105.34
County: St. Clair	Enterprise Zone: No	Tax Year: 2017
Zoning: A-1 SFR District	Survey: No	
Zoning By: Belleville	Environmental: No	Traffic Count: 10,300
Complex:	Archaeological: No	Topography: Flat with some trees

UTILITY INFORMATION

Water Provider: IL American	Service:	Location: On Site
Sewer Provider: Belleville	Service:	Location: On Site
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

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