

## 10.5 Acre Interstate Visible Development

237 North Bellwood Dr, East Alton, Illinois 62024  
Madison County

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### Property Description

#### 10.5 Acre Development Opportunity - Will Divide

Development Site with I-255 Visibility. Located directly across from the St. Louis Regional Airport on Route 111.

High Visibility Site with 15,000 ADT on Route 111 (Bellwood Dr.) and 20,000 ADT on I-255. Site has 800' of Interstate Frontage and 600' of Frontage on Route 111 (Bellwood Dr.)

Proposed Enterprise Zone in application Process, Zoned B-3, Utilities are located on IL Route 111

**Sale Price: \$87,000/Acre**

#### Basic Details

Listing No:	2162
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	10.50 Acre(s)
Min Acres Available:	5 Acre(s)
Max Acres Available:	10.50 Acre(s)

#### Property Information

Parcel No:	19-1-08-14-02-204-025
Zoning:	B-3
Zoning By:	Madison County
Survey:	Yes
Property Tax:	\$418.64
Tax Year:	2019

Sale Price:	\$913,500
Sale Price Per Acre:	\$87,000

Traffic Count:	20,500
Topography:	Level/Flat

### Land Measurements

Total Acres Available:	10.50 Acre(s)
Min Divisible Acres:	5 Acre(s)
Acres:	10.50 Acre(s)
Frontage:	800 ft
Depth:	750 ft

### Utility Information

Water Provider:	Village of Bethalto
Water Provider Location:	Route 111
Sewer Provider:	Village of Bethalto
Sewer Provider Location:	Route 111
Gas Provider:	Ameren IL
Gas Provider Location:	Route 111
Electric Provider:	Ameren IL
Electric Provider Location:	Route 111

### Transportation

Interstate:	I-255 (Exit 8); IL Route 111
Airport:	St. Louis Regional (Adjacent)