

## 10.96 Acre Commercial Development Site

Sheffield Dr, Belleville, Illinois 62223  
St. Clair County

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### Basic Details

Listing No:	2717
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	10.96 Acre(s)
Total Sqft Available:	477,418 Sqft.
Sale Price:	\$2.25 per SF

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62223
Street:	Sheffield
Street Suffix:	Dr

### Property Information

Parcel No:	07-11.0-407-012
Zoning:	C-1
TIF:	Yes
Enterprise Zone:	Yes
Traffic Count:	17,600
Topography:	Rolling

### Utility Information

Water Provider:	City Served
Water Provider Location:	On Site
Sewer Provider:	City Served
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

## Transportation

Interstate:

I-255 (Exit 17)