

66 Acres Zoned Residential

4204 Frank Scott Pkwy West, Belleville, Illinois 62223
St. Clair County

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Property Description

66 Acre Development Opportunity - Zoned Single Family

66 Acres available with over 2,400' of frontage along Frank Scott Parkway. Will Divide. All Utilities Available to the Site. Located in a TIF District and Enterprise Zone.

Property resides across the street from Belleville West Township High School and 1/4 mile south of Route 15.

Heavy Commercial Corridor with Auto Dealerships, Home Depot and Target to the North.

Sale Price: \$1.53 per SF

Basic Details

Listing No:	2149
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial, Land - Multi-Family/Residential
Lot Size (Acres):	66 Acre(s)
Min Acres Available:	5 Acre(s)
Max Acres Available:	66 Acre(s)
Sale Price:	\$1.53 per SF

Property Information

Parcel No:	08-19.0-300-007
Zoning:	A-1 Single Family
Zoning By:	City of Belleville
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$7,208
Tax Year:	2018
Traffic Count:	7,200

Topography:

Flat/Level

Land Measurements

Total Acres Available:	66 Acre(s)
Min Divisible Acres:	5 Acre(s)
Frontage:	2,495 ft
Depth:	1,146 ft

Utility Information

Water Provider:	Illinois American
Water Provider Location:	N of Belleville West Pkwy and W of FSPW
Sewer Provider:	City of Belleville
Sewer Provider Location:	W of FSPW
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

Transportation

Interstate:	I-255; IL Route 15 (1/4 mile)
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