

## 31.86 Acre Development Site with 1,600' of Frontage on Route 15

W. State Route 15 & 74th St., Belleville, Illinois 62223  
St. Clair County

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### Basic Details

|                   |                         |
|-------------------|-------------------------|
| Listing No:       | 2723                    |
| Sale Or Lease:    | For Sale                |
| Property Type(s): | Land, Land - Commercial |
| Lot Size (Acres): | 31.86 Acre(s)           |
| Sale Price:       | \$3.00 per SF           |

### Address

|                |                              |
|----------------|------------------------------|
| Country:       | US                           |
| State:         | IL                           |
| County:        | St. Clair                    |
| City:          | Belleville                   |
| Zipcode:       | 62223                        |
| Street Number: | W. State Route 15 & 74th St. |

### Property Information

|                  |  |
|------------------|--|
| Parcel No:       | 07-14.0-200-031/32 & 07-11.0-409-001/004 |
| Zoning:          | C-1                                      |
| TIF:             | Yes                                      |
| Enterprise Zone: | Yes                                      |
| Traffic Count:   | 19,600                                   |
| Topography:      | Rolling                                  |

### Land Measurements

|                      |               |
|----------------------|---------------|
| Total Acres          | 31.86 Acre(s) |
| Available:           |               |
| Min Divisible Acres: | 1.23 Acre(s)  |
| Frontage:            | 1,600 ft      |

### Utility Information

### Transportation

|                             |             |
|-----------------------------|-------------|
| 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     |

Interstate:

I-255 (Exit 17)