

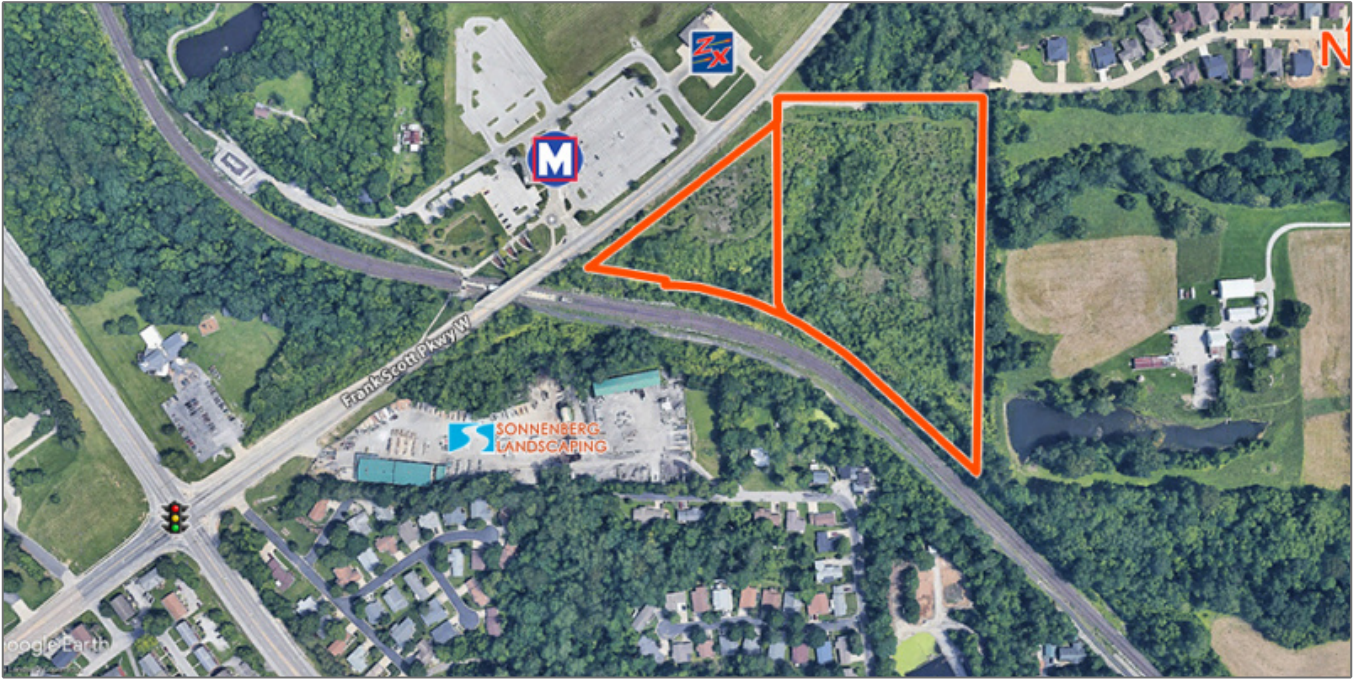
## 13.41 Acre Development Site

1310 Frank Scott Pkwy West, Belleville, Illinois 62226  
St. Clair County

**Tony Smallmon**

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### Basic Details

Listing No:	2935
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	13.41 Acre(s)
Min Acres Available:	13.41 Acre(s)
Max Acres Available:	13.41 Acre(s)
Sale Price:	\$25,000/Acre

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62226
Street Number:	1310
Street:	Frank Scott Pkwy West

### Property Information

Parcel No:	08-05.0-302-001
Zoning:	C-1
Traffic Count:	14,200
Topography:	Rolling

### Land Measurements

Acres:	13.40 Acre(s)
Frontage:	680 ft

### Utility Information

Water Provider:	IL American
Water Provider Location:	Along Frank Scott Pkwy
Sewer Provider:	City Served
Sewer Provider Location:	Along Frank Scott Pkwy

Location:	
Gas Provider:	Ameren IL
Gas Provider	Along Frank Scott Pkwy
Location:	
Electric Provider:	Ameren IL
Electric Provider	Along Frank Scott Pkwy
Location:	