

## 65+ Acre Development Site

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

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### Basic Details

Listing No:	747
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Commercial
Lot Size (Acres):	65.52 Acre(s)
Min Acres Available:	5 Acre(s)
Sale Price:	\$18,000/Acre

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62223
Street Number:	481
Street:	Frank Scott Pkwy West

### Property Information

Parcel No:	03-33.0-300-013
Zoning:	Agricultural
Traffic Count:	12,900
Topography:	Flat to Slightly Rolling

### Land Measurements

Total Acres Available:	65.52 Acre(s)
Min Divisible Acres:	5 Acre(s)
Frontage:	1,200 ft
Depth:	1,755 ft

### Utility Information

Water Provider:	IL American
Water Provider Location:	Along Frank Scott Pkwy
Sewer Provider:	Caseyville Township

### Transportation

Interstate:	I-64
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Sewer Provider Location:	Along Frank Scott Pkwy
Gas Provider:	Ameren IL
Gas Provider Location:	Along Frank Scott Pkwy
Electric Provider:	Ameren IL
Electric Provider Location:	Along Frank Scott Pkwy