

## Two Sites totaling 24+ Acres For Sale

1124 Comwest Pkwy, Belleville, Illinois 62223  
St. Clair County

**Matt Barriger**

Phone: 618-973-5507

Email: mattb@barbermurphy.com

**Mike Durbin**

Phone: 618-960-8675

Email: miked@barbermurphy.com



### Basic Details

Listing No:	2961
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	22.29 Acre(s)
Total Sqft Available:	24.29 Sqft.
Min Acres Available:	10.62 Acre(s)
Max Acres Available:	24.29 Acre(s)
Sale Price:	\$72,540/Acre

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62223
Street Number:	1124
Street:	Comwest
Street Suffix:	Pkwy

### Property Information

Parcel No:	07-13.0-101-056 & 07-13.0-108-007
Zoning:	C-2 Heavy Commercial
TIF:	Yes
Enterprise Zone:	Yes
Property Tax:	\$3,021.44
Tax Year:	2023
Traffic Count:	22,000

### Land Measurements

Total Acres Available:	24.29 Acre(s)
Min Divisible Acres:	10.69 Acre(s)
Frontage:	828 ft

## Utility Information

Water Provider:	Illinois American
Water Provider Location:	Available
Sewer Provider:	City of Belleville
Sewer Provider Location:	Available
Gas Provider:	Ameren
Gas Provider Location:	Available
Electric Provider:	Ameren
Electric Provider Location:	Available

## Transportation

Interstate:	I-255 (4 miles)
-------------	-----------------