

## 1.78+/- Acre Commercial Development Site

1941 Frank Scott Parkway West, Belleville, Illinois 62223  
St. Clair County

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### Basic Details

Listing No:	1734
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	1.78 Acre(s)
Min Acres Available:	1.78 Acre(s)
Max Acres Available:	1.78 Acre(s)
Sale Price:	\$4.51 per SF

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Belleville
Zipcode:	62223
Street Number:	1941
Street:	Frank Scott Parkway West

### Property Information

Parcel No:	08-07.0-106-021
Zoning:	C-3
Zoning By:	Belleville
TIF:	Yes
Enterprise Zone:	Yes
Foreign Trade Zone:	Yes
Property Tax:	\$3,690
Tax Year:	2021
Traffic Count:	18,900
Topography:	Flat

### Land Measurements

Total Acres Available:	1.78 Acre(s)
Min Divisible Acres:	1.78 Acre(s)
Frontage:	211 ft
Depth:	376 ft

## Utility Information

Water Provider:	Illinois American
Water Provider Location:	On Site
Sewer Provider:	City of Belleville
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

## Transportation

Interstate:	I-255
Rail:	No
Barge:	No
Airport:	MidAmerica St. Louis